Attachment A

Planning Commission Report
PPD 05-09
(December 7, 2005)

January 10, 2006

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF DECEMBER 7, 2005

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: **PRECISE PLAN OF DESIGN (PPD) NO. 05-09 (LOMA LINDA UNIVERSITY CENNTENNIAL COMPLEX)**

SUMMARY

The project is a request to demolish the existing Gentry Gym (approximately 22,500 square feet) and construct the Centennial Complex project in multiple phases. The project includes construction of 1) a four-story, 148,000 square-foot building to include: an anatomy lab, teaching laboratories, smart classrooms, Global Gateway Technology Center, and faculty office (to be completed within approximately 24 months); 2) a 157,524 square-foot Learning Center (to be constructed sometime within the next five to ten years), and 3) a 21,257 square-foot student services building (to be constructed sometime within the next five to ten years) and also includes the construction of a three-story parking structure, resurfacing of the existing parking lot, a thermal energy storage tank, and construction of a central electrical plant substation at the existing Electrical Yard/House Keeping facility. The site is located at the northwest corner of Stewart and Anderson Streets in the Institutional zone (see Attachment A, Vicinity Map). A copy of the project plans is available (Attachment B).

RECOMMENDATION

The recommendation is that the Planning Commission recommends the following actions to the City Council:

1. Adopt the Mitigated Negative Declaration (Attachment C); and,

2. Approve PPD No. 05-09 based on the Findings, and subject to the attached Conditions of Approval (Attachment D).

CITY OF LOMA LINDA
PLANNING COMMISSION
APPROVED DENIED
CONTINUED
TO:
AT THE MEETING OF:
December 7, 2005
BY: Jacque Laraine
PLANNING COMMISSION SECRETARY

PERTINENT DATA

Property Owner/Applicant:	Loma Linda University Medical Center (LLUMC) Construction Department
General Plan/Zoning:	Institutional/Institutional
Site:	Approximately 18-acres
Topography:	Gently sloping to the northwest at a one or two percent grade
Vegetation:	Landscaping around the perimeter
Special Features:	Existing gymnasium and parking lot

BACKGROUND AND EXISTING SETTING

Background

On October 3, 2005, the Loma Linda University submitted an application for the above referenced project. On October 12, 2005, the project was reviewed by the Administrative Review Committee (ARC). On November 7, 2005, the Historical Commission reviewed and recommended approval of the project.

Existing Setting

Currently, the site contains the Gentry Gym and a media center building towards the southern property line adjacent to Stewart Street. The Gentry Gym was constructed in 1960's geodesic dome architecture. The site also contains an asphalt parking lot with some gravel parking area towards the north property line adjacent to the Southern Pacific Rail Road. Additionally, there are large eucalyptus trees along the north perimeter and large oak trees along Stewart Street. Currently, the site offers minimal landscaping along Stewart Street and Anderson Avenue.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The project is subject to the California Environmental Quality Act (CEQA) and an Initial Study has been prepared to address the potential environmental impacts of the project. Staff has posted a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration of Environmental Impact for the project. The CEQA mandatory 30-day public review period for a regionally significant project began on **Monday, November 7, 2005** and ends on **Wednesday, December 7, 2005**. Public comments on the environmental document will be accepted until 4:30 p.m. on **Wednesday, December 7, 2005**. Copies of the NOI and Initial Study are attached for the convenience of the Planning Commission (Attachment C).

ANALYSIS

Project Description

As previously stated, the project is a request to demolish the existing (approximately 22,500 square feet) Gentry Gym and a media center and construct approximately 148,000 square foot building that includes an anatomy lab, teaching laboratories, smart classrooms, Global Gateway Technology Center, and faculty office.

Public Comments

Public notices for this project were posted and mailed to parcel owners within 300 feet of the project site on October 27, 2005. As of the writing of this report, there have been no written or oral comments received in opposition or in favor of the proposal.

Historical Commission

On November 7, 2005, the Historical Commission reviewed the project and forwarded a recommendation that the demolition of the Gentry Gym and the media center does not require a Certificate of Appropriateness based on the Initial Study. In the Initial Study, the Gentry Gym is not identified as historically significant. Additionally, the Gym is not listed on the Hatheway and McKenna Windshield Survey of 1988, which identifies all of the historically significant properties in the City of Loma Linda.

Although the construction type (a geodesic dome) was unconventional, it was popular in the late 1960's. Today, there are few geodesic domes still in use. Additionally, Loma Linda University is in negotiations with the Spanish Adventist Church to donate the Gentry Gym to them for use as a church. Pending the County of San Bernardino's review and approval, the intent is to deconstruct and relocate/reconstruct the building in the Sphere of Influence on the northeast corner of Orange Avenue and New Jersey Street. As such, the Gentry Gym, a large example of the 1960's unconventional architectural style, will be reused and preserved within the Loma Linda area.

Site Analysis

Currently, the project site consists of three (3) developed parcels surrounded by institutional developments. The properties to the east, north and south are zoned Institutional (I) and are developed with Loma Linda University and Loma Linda Academy school campuses. The properties to the west are developed with single-family residential homes.

The four-story Centennial Complex building is proposed on two separate properties zoned Institutional (I) totaling approximately 27 acres. However, approximately 18 acres will be utilized for Phase I of the project. The three properties are bisected by Anderson Street and the Southern Pacific Railroad right-of-way and tracks. Portions of

the northern property (Southern Pacific Railroad) will be added to the main parcel to the south bordering Stewart Street, Anderson Street, and Campus Street.

The proposed project will remove the existing Gentry Gym (donate it to the Spanish Seventh-Day Adventist Church) and the media center building and construct an approximately 148,000 square foot four-story building. The proposed site plan indicates that the project consists of lecture halls and a Centennial Complex that includes an anatomy lab, teaching laboratories, smart classrooms, Global Gateway Technology Center, and faculty offices.

The subject site is approximately 800 feet by 900 feet in size, with a front yard building setback along Stewart Street identified at 170 feet. The side-yard setback is identified at 280 feet to the west and 195 feet to the east from the new construction. The rear-yard setback is identified at 310 feet from the new lecture halls. The Loma Linda Municipal Code requires a minimum of 25 foot front-yard and a 20 foot rear- and street side-yard setbacks if adjacent to residential development. As indicated above, this project exceeds the minimum setback requirements.

As previously stated, the project site includes three separate parcels (APN 0283-071-31, -35, and -43) with minor lot line adjustments for the anticipation of the future phases of the development. Currently, the parcel at the northwest corner of Anderson and Stewart Streets is approximately 12.7 acres (Phase I) and the parcel at the northeast corner of Anderson and Stewart Streets is approximately 3.5 acres (Phase II). The 12.7 acre parcel will be adjusted, with the approval of a lot line adjustment application, to approximately 14.8 acres (Phase I) adding approximately 2 acres from the Southern Pacific Railroad property located to the north of the project site to provide for a future development along the northern perimeter.

The proposal indicates two points of ingress and egress, one from Stewart Street and one from Campus Street. Both access points will direct vehicular traffic in and out and to and from smaller pockets of parking areas. Additionally, the facility will provide a pick-up and drop-off area at the north side of the Centennial Complex lawn/plaza area. Several pedestrian pathways (tree lined walkways between the parking aisles) are provided from the parking lots into the complex from north, west and east side of the building. The south side of the project site indicates two separate accessible ramps from the parking lot to the complex with a large paved plaza.

The project consists of 1007 parking spaces, including eight (8) accessible parking spaces with two van accessible spaces. Per Title 24, the project requires 20 accessible parking spaces with 2.5 (round up to 3) van accessible spaces. As part of the conditions of approval number 15, the applicant shall meet the minimum accessible parking requirement per Title 24 standards. Additionally, Loma Linda Municipal Code requires a total number of parking for this project is based on the 0.75 parking spaces per student and one parking space per employee. At this time, the parking spaces are calculated for the entire Loma Linda University campus with multiple parking lots throughout the campus. Some of the employees will be relocated from the existing

offices of other buildings to the above proposed building and hence "free-up" the parking spaces in that area. Therefore, the amount of parking provided will adequately serve the proposed use of the building. Additionally, Loma Linda University will construct a parking structure as part of Phase II or III to support the needs of the growing student and employee population.

The proposed project will incorporate security cameras throughout the parking areas and around the Centennial Complex building. The cameras will be placed in each of the smaller parking pods to maximize clear view points. For this reason, the landscaping will be placed around the perimeter of each of the parking areas with smaller canopies for better security measures.

The applicant is proposing ten (10) foot landscape easements along the west and north sides of the project site. The east side is currently landscaped with existing mature trees and shrubs of various species. In the front of the building and project site, a fifteen (15) foot landscape strip is proposed with a large paved plaza outlined with trees and lawn area opening up to Stewart Street. The landscape plan indicates that the project will incorporate a wide variety of trees and shrubs in and around the project site (e.g., Holly Oak, Chinese Pistache, Aristocrat Pear, Italian Stone Pine, Bottle Tree, She Oak, Date Palm, Crape Myrtle, Japanese Maple). The proposed project will also incorporate landscaping along the parking aisles and around the building and the existing mature street trees along Stewart Street will be maintained.

Because the project proposes buildings that exceed 20,000 square feet, the Planning Commission will act as an advisory body to the City Council. The City Council is the final, reviewing authority for these types of projects pursuant to LLMC §2.24.050(B)(1) (Advisory).

Architecture Analysis

The proposed building design is modern in nature with straight lines of right angular walls incorporating large blue tinted glass window panes. The exterior of the building will be made up of two beige tone concrete walls to create depth and interest to the wall planes. The total vertical height of the building at the north elevation is 61 feet and approximately 45 feet at the south elevation. The grade difference will incorporate split face block wall to create an upper courtyard from the parking level.

The main entrance is proposed at the center of the building on the south elevation with blue tinted glass doors. The top of the building will be lined with aluminum shading devices with metal louvers and exposed metal panels. The plan also indicates glass shadow boxes installed at three levels of southern and northern elevations.

The lecture halls are proposed to be located at the northeast corner of the Centennial Complex at a vertical height of 36 feet. The lecture hall will incorporate a zinc roof slopping to the east side of the structure (away from the Centennial Complex) with a glass strip along the top portion of the north elevation accented with brick veneer along

the bottom quarter of the building. Again, blue tinted glass will be incorporated at the entrance on the north elevation to be consistent with the main part of the centennial complex.

The west elevation shows similar color schemes and architectural enhancements with exposed metal shading devices and blue tinted glass along the entire elevation of the structure to highlight the staircase to all floors. Additionally, the west elevation of the lecture hall is visible with vertical aluminum shading devices and blue tinted windows line the upper and lower portions of the building.

The east elevation is similar to the west elevation in terms of incorporating the glass wall to highlight the internal stair case and provide visual interest to the multi-level rooflines. The east elevation also indicates two large standing seam zinc roofs that reach from the ground level to the top of the roof. At the center of the two zinc roofs sections is a glass skylight at approximately 30 feet high in a dome shape.

Findings

According to LLMC Section 17.30.290, Precise Plan of Design (PPD), Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

> "If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections."

The project is consistent with the existing and Draft General Plan Land Use designations and in compliance with the "I" Zone, which permits institutional uses, and related uses [pursuant to Loma Linda Municipal Code]. The proposed institutional use is compatible with the existing and future land uses in the surrounding area.

The project will provide improvements in the form of a 148,000 square foot 4-story building to the existing Loma Linda University campus with on-site improvements including parking, lighting, landscaping and other related improvements. Staff recommends approval of the project because it will allow expansion of a higher learning institution for the advancement of medicine, and also, because the project will not adversely affect property values in the vicinity, or unreasonably interfere with the use and enjoyment of nearby properties. The project will not adversely affect the public peace, health, safety or general welfare of the community.

CONCLUSION

Staff recommends approval of the project because the project is consistent with the existing and Draft General Plan and in compliance with the zoning. The institutional use is compatible with the existing and future uses in the surrounding area. The Draft NOI/Initial Study was prepared pursuant to CEQA and the CEQA Guidelines and mitigation measures have been incorporated into the project as Conditions of Approval.

Report prepared by:

H. P. Kang
Senior Planner

ATTACHMENTS

A. Vicinity Map
B. Project Plans
C. Mitigated Negative Declaration (NOI/Initial Study)
D. Conditions of Approval

I:\Project Files\PPD's\PPD 05-09 LLU Centennial Complex\PC 12-7-05 SR.doc

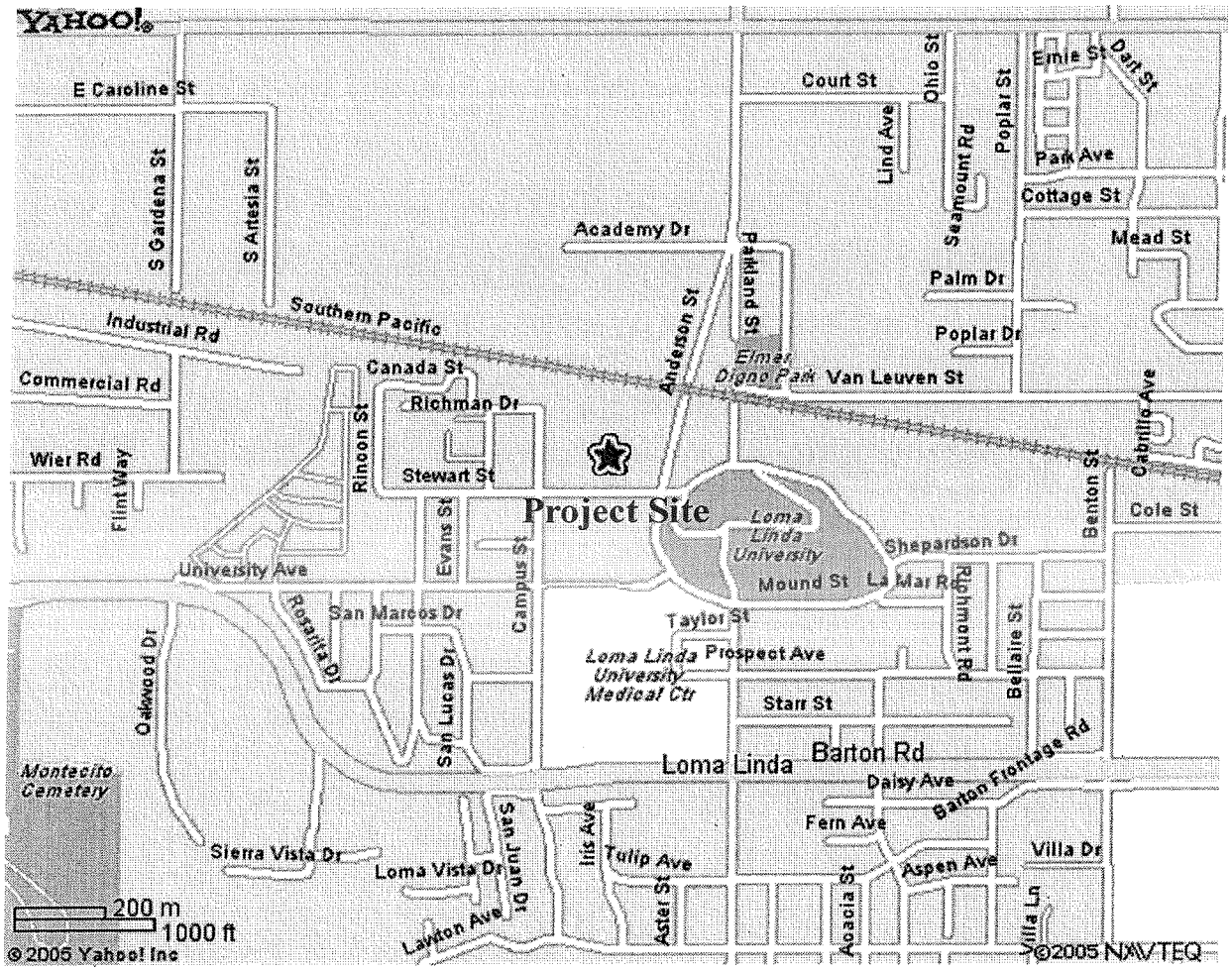
Attachment 1

Vicinity Map
PPD 05-09
(December 7, 2005)

January 10, 2006

City of Loma Linda

Community Development Department
25541 Barton Road, Loma Linda, CA 92354
(909) 799-2830; Fax (909) 799-2894



Vicinity Map

PPD 05-09

Attachment 2

Project Plans
PPD 05-09
(December 7, 2005)

January 10, 2006

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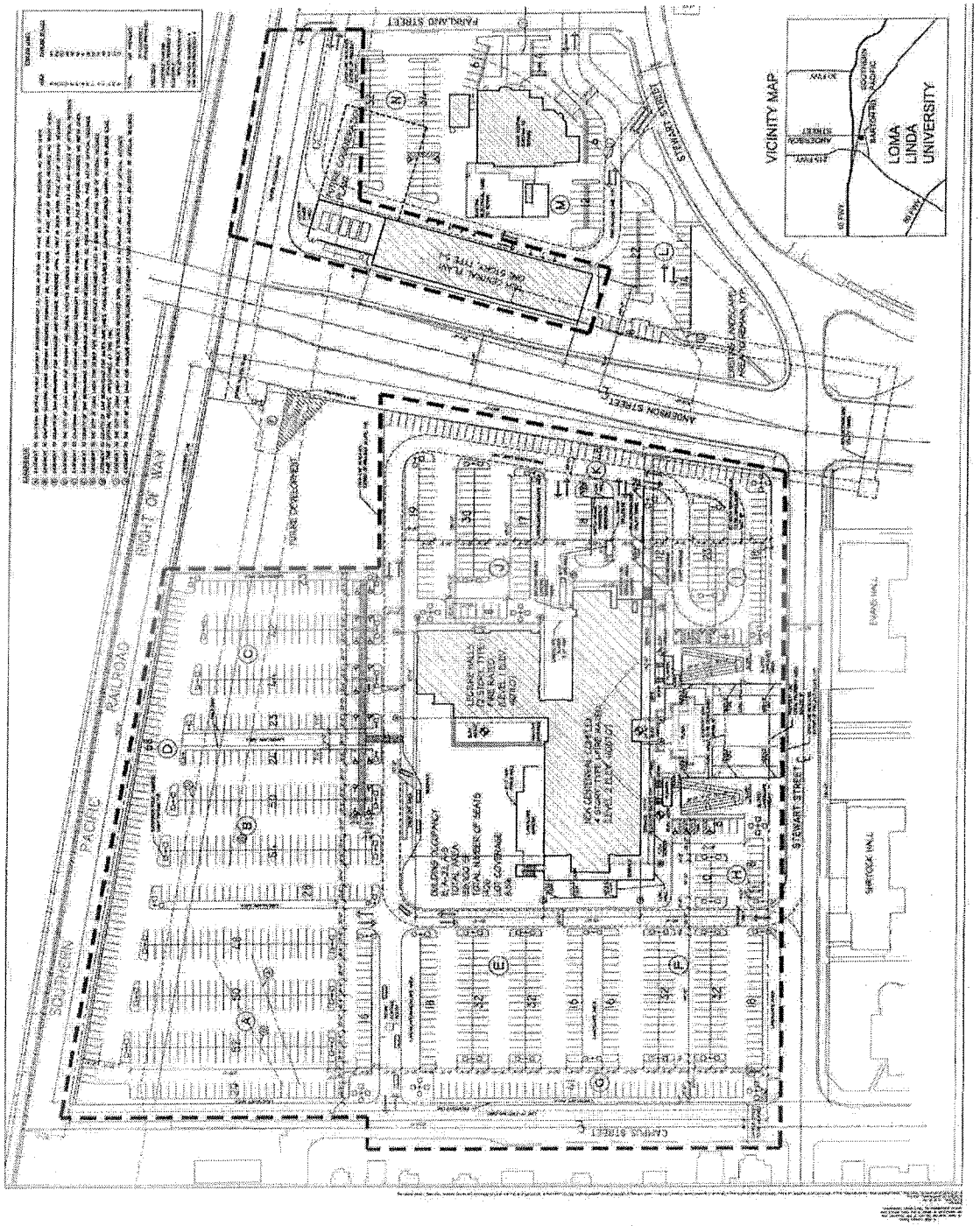

Site Plan

PPD 05-09

City of Loma Linda

Community Development Department
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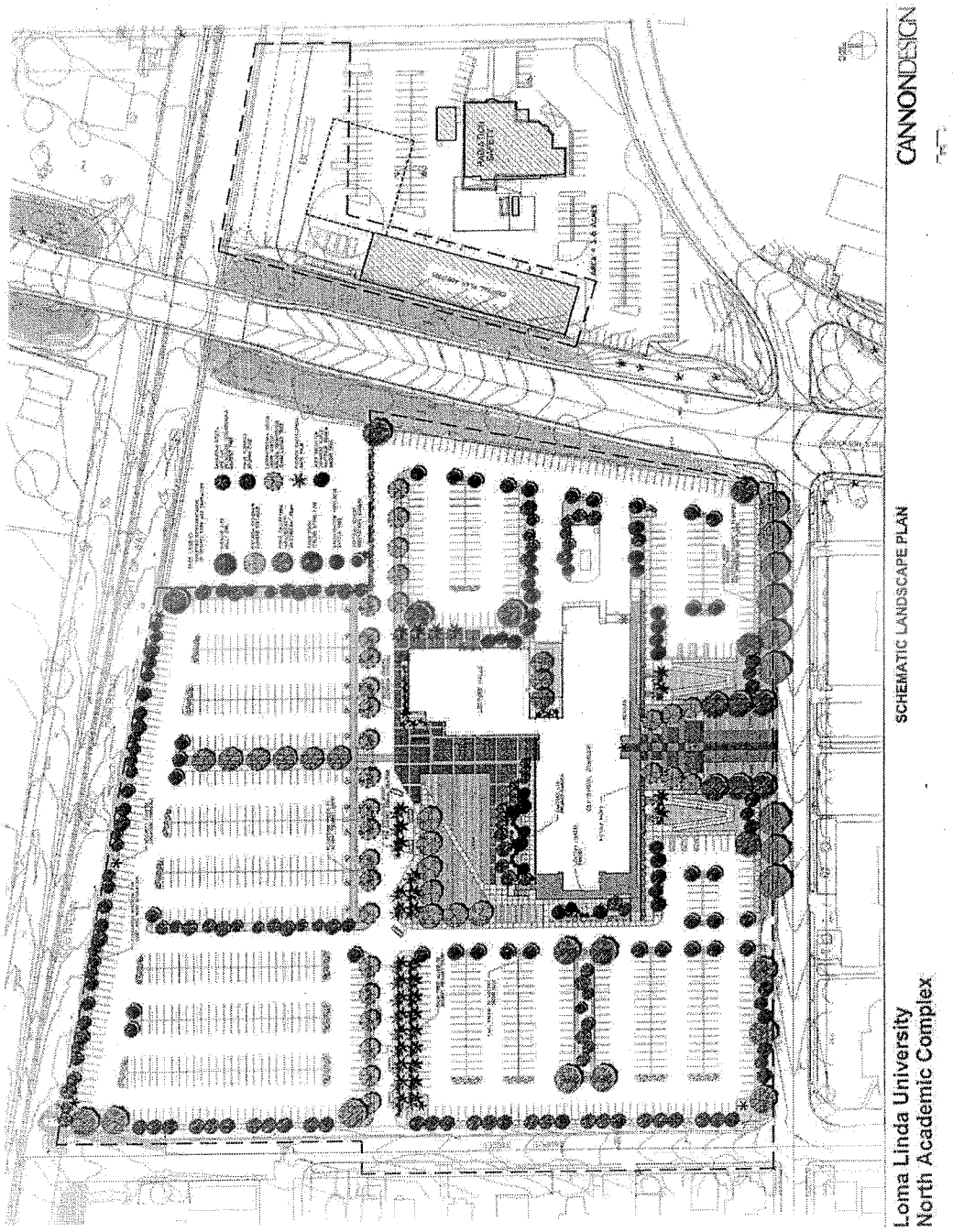

Landscape Plan

PPD 05-09

City of Loma Linda

Community Development Department
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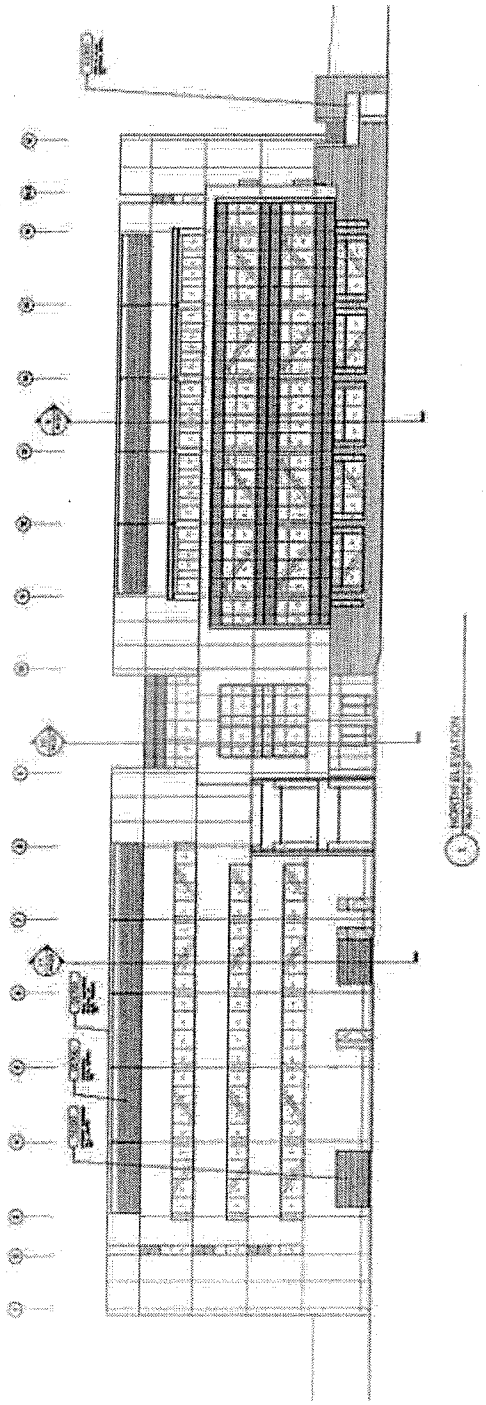
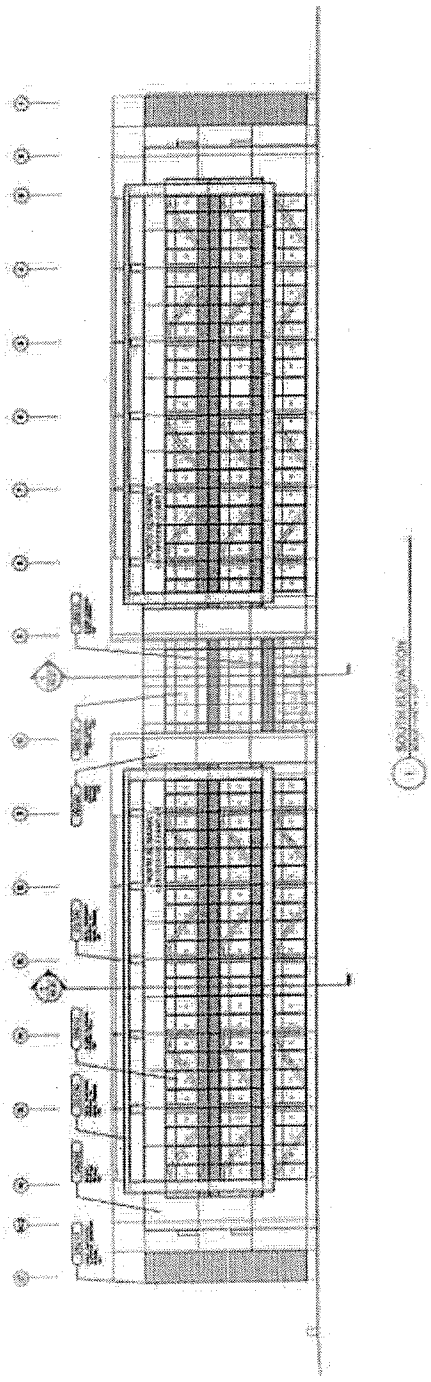


North Elevation

PPD 05-09

City of Loma Linda

Community Development Department
25541 Barton Road, Loma Linda, CA 92354
(909) 799-2830; Fax (909) 799-2894

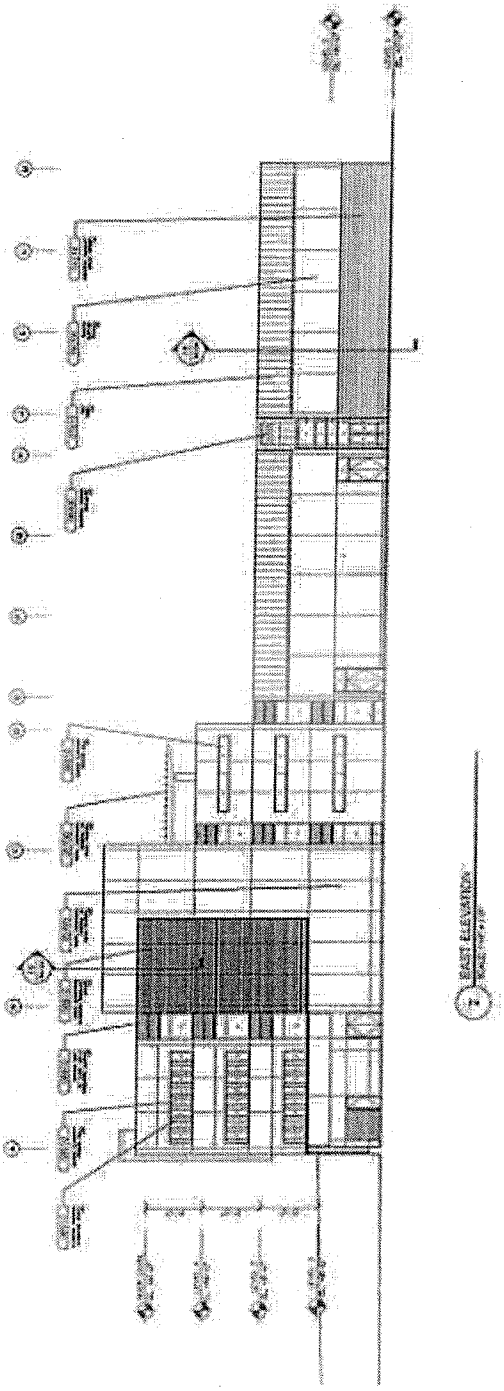


South Elevation

PPD 05-09

City of Loma Linda

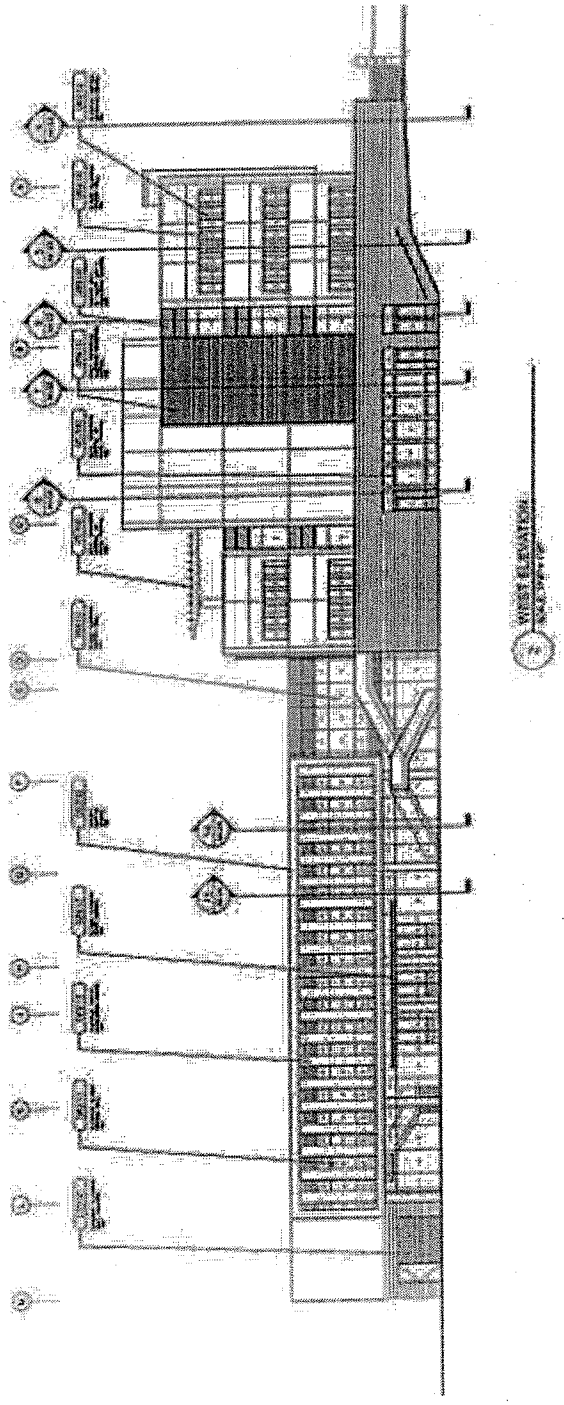
Community Development Department
25541 Barton Road, Loma Linda, CA 92354
(909) 799-2830; Fax (909) 799-2894



East Elevation | PPD 05-09

City of Loma Linda

Community Development Department
25541 Barton Road, Loma Linda, CA 92354
(909) 799-2830; Fax (909) 799-2894

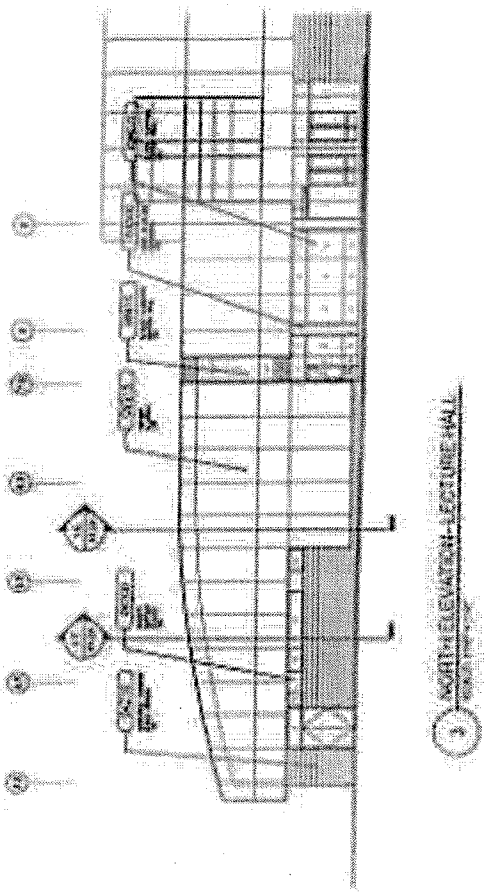


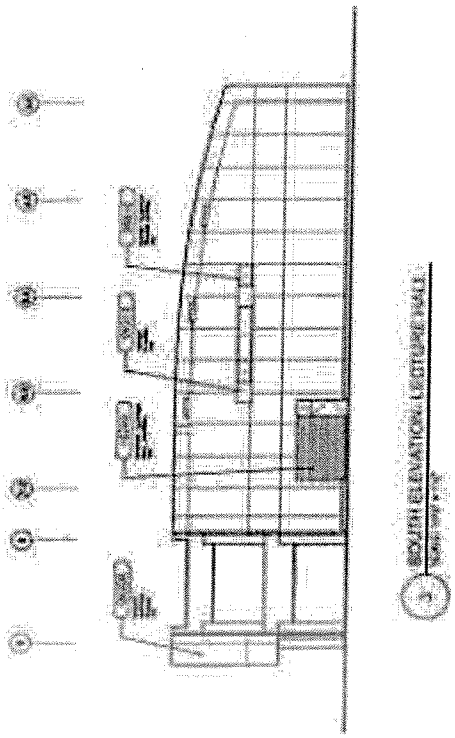
West Elevation

PPD 05-09

City of Loma Linda

Community Development Department
25541 Barton Road, Loma Linda, CA 92354
(909) 799-2830; Fax (909) 799-2894





N&S Lecture Hall	PPD 05-09

Attachment 3

Mitigated Negative Declaration
(NOI/initial Study)
PPD 05-09

January 10, 2006

ITY OF LOMA LINDA
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

FROM: CITY OF LOMA LINDA
Community Development Department
25541 Barton Road
Loma Linda, CA 92354

TO: ☒ OFFICE OF PLANNING AND RESEARCH
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ COUNTY CLERK
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

SUBJECT: Filing of Notice of Intent (NOI) to adopt a Negative Declaration in compliance with Section 21080c of the Public Resources Code and Sections 15072 and 15073 of the CEQA Guidelines.

Project Title: **Precise Plan of Design No. 2005-0009 (Loma Linda University Centennial Complex**

State Clearinghouse Number (if submitted to Clearinghouse): Not yet assigned

Lead Agency Contact Person: H. P. Kang
Area Code/Telephone: 909-799-2833

Project Location (include county): The project site is generally located generally located north of Stewart Street, south of the Pacific Railroad tracks, east of Campus Street, and east and west of Anderson Street. in the City of Loma Linda, County of San Bernardino.

Project Description: The proposed project is a request to demolish the existing Gentry Gym and construct 1) a four-story, 148,000 square-foot building to include: an anatomy lab, teaching laboratories, smart classrooms, Global Gateway Technology Center, and faculty office (completed within approximately 24 months); 2) a 157,524 square-foot Learning Center (constructed sometime within the next five (5) to ten (10) years), and 3) a 21,257 square-foot student services building (constructed sometime within the next five (5) to ten (10) years) and also includes the construction of a three-story parking structure, resurfacing of the existing parking lot, a thermal energy storage tank, and construction of a central electrical plant substation at the existing Electrical Yard/House Keeping facility.

The project site, which includes many properties adjacent to the Pacific Rail Road tracks, is not listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E) for soil or ground water contamination.

This is to notify the public and interested parties of the City of Loma Linda's intent to adopt a Negative Declaration for the above-referenced project. The mandatory public review period will begin on **Monday, November 7, 2005** and will end on **Wednesday, December 7, 2005**. The NOI/Initial Study is available for public review at the public counter in the Community Development Department, 25541 Barton Road, and the Loma Linda Library, 25581 Barton Road, east end of the Civic Center.

Following the public review period, the project and proposed Mitigated Negative Declaration will be reviewed by the City's **Planning Commission** in a public hearing on **Wednesday, December 7, 2005**, at 7:00 p.m. in the Council Chambers located of the main lobby of City Hall (address listed above).

Signature: _____ Title: Senior Planner
H. P. Kang Date: November 2, 2005

I:\Project Files\PPD's\PPD 05-09 LLU Centennial Complex\NOI NegDec.doc

CITY OF LOMA LINDA

ENVIRONMENTAL CHECKLIST FORM AND INITIAL STUDY

PROJECT FILE

Precise Plan of Design (PPD) NO. 05-09 – The Loma Linda University is proposing a Master Planned Centennial Complex on an approximate 18-acre site generally located north of Stewart Street, south of the Pacific Railroad tracks, east of Campus Street, and east and west of Anderson Street. The University is currently revising the existing parcel map to remove lot lines and cleanup/simplify the three parcels. Portions (approximately 2.5 acres) of one parcel (APN 283-071-43), located north and south of the existing railroad tracks would be added to the other two parcels (APNs 283-071-35 and 283-071-31), which will include the proposed, approximate 18-acre Master Plan site. All land within the three parcels is currently owned by the University and totals approximately 31 acres. Proposed parcel map revisions will not change the total area acreage.

The proposed Master Plan would be constructed in three (3) phases with Phase 1 to be completed within approximately 24 months, and future Phase II and Phase III to be constructed sometime within the next five (5) to ten (10) years. The proposed Master Plan would include: 1) a four-story, 148,000 square-foot building to include: an anatomy lab, teaching laboratories, smart classrooms, Global Gateway Technology Center, and faculty office; 2) a 157,524 square-foot Learning Center, and 3) a 21,257 square-foot student services building. The Master Plan also includes the construction of a three-story parking structure, resurfacing of the existing parking lot, a thermal energy storage tank, and construction of a central electrical plant substation at the existing Electrical Yard/House Keeping facility located on the east side of Anderson Street. A break down of the proposed construction to occur within each phase is discussed in the project description section of this Initial Study.

Related Files: None

Applicant:
Loma Linda University, LLC.
24951 Stewart Street
Loma Linda, CA 92534

General Plan Designation: Institutional (I)

Zoning: Institutional (I)

PROJECT CONTACT INFORMATION:

Lead Agency Name and Address:
City of Loma Linda
Community Development Department
25541 Barton Road
Loma Linda, CA 92354

Contact Person and Phone Number:
Deborah Woldruff, Community Development Director
(909) 799-2810

PROJECT DESCRIPTION:

The Loma Linda University Medical Center is proposing the construction and operation of a Master Planned Centennial Complex (see Figure 3) in order to accommodate projected future growth of 1,000 students. Although development and operation of the Master Plan would not directly generate additional students or staff, projected future growth of 1,000 students, as projected by the University, was used as the basis for analysis within this Initial Study. The proposed Master Plan would occur in three phases. A description of each phase is discussed herein.

Phase I would include: 1) the dismantling of the existing Gentry Gymnasium and demolition of the Education Support Services; 2) resurfacing and reconfiguration of the existing parking lot; 3) construction of a four-story, 148,000 square-foot building to include an Anatomy Lab, Teaching Laboratories, Smart Classrooms and Global Gateway Technology Center, faculty office, and one 250-seat and one 350-seat Teaching Auditorium. Also included in this phase is the construction of a thermal energy storage tank that would utilize the existing centrifugal chillers, replace the existing absorption chillers with three (3) new electric centrifical chillers, and utilize the existing ceramic cooling towers at the power plant.

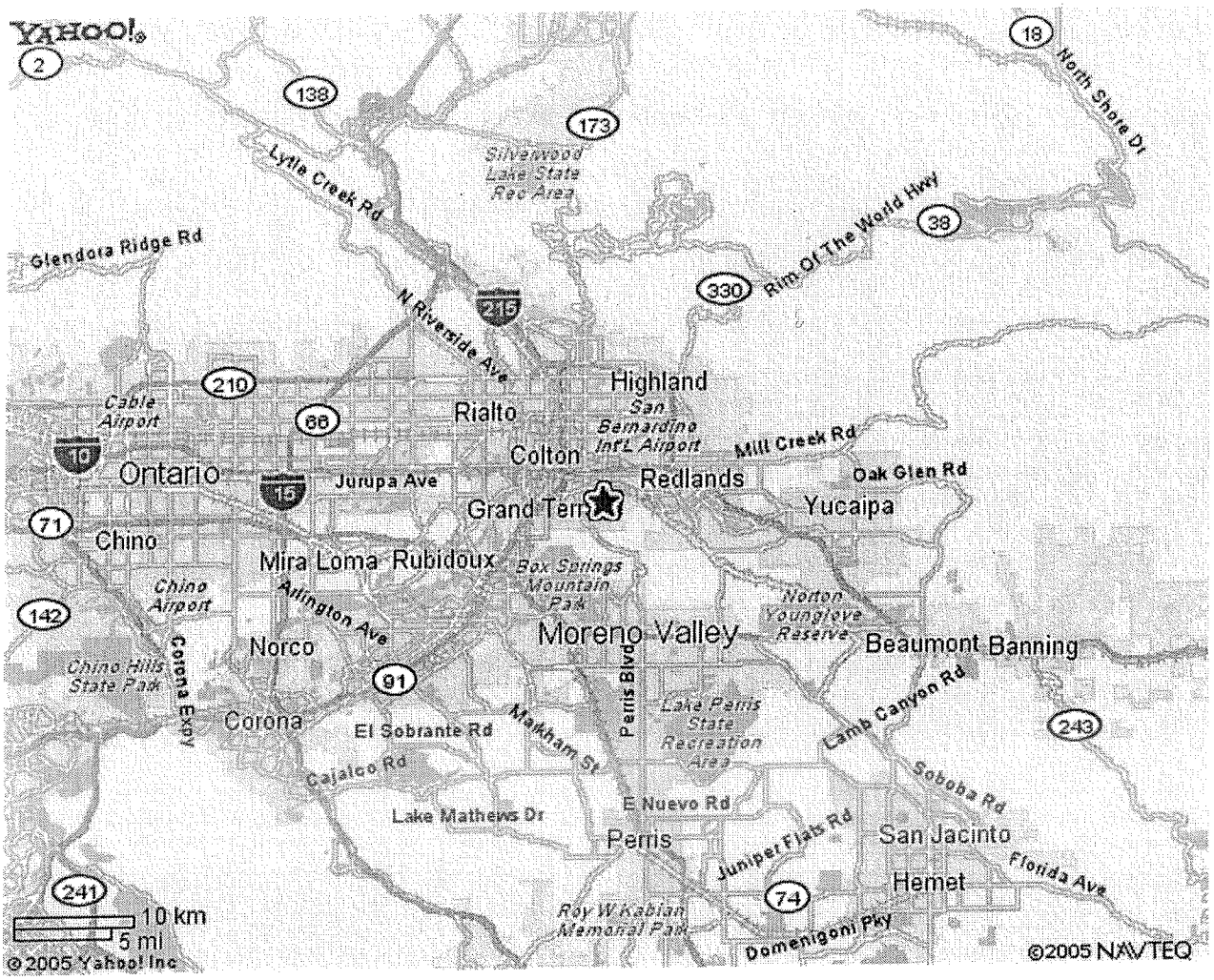
Phase II would include 1) construction of a 157,524 square-foot Learning Center/Student Center, which would provide food service and a conference exhibit area; and 2) a three-story parking structure to provide 510 parking spaces.

Phase III would include the construction of a 21,257 square-foot student services building, and a Central Power Plant Substation that would provide additional chillers, cooling towers, boilers, cogeneration plant, and underground utility tunnels to support the existing Power Plant.

All construction would occur on the northwest and northeast corner of Anderson Street and Stewart Street.

Surrounding Land Uses and Setting (Briefly describe the project's surroundings): The project site is located north of Stewart Street, south of the Pacific Railroad tracks, east of Campus Street, and east and west of Anderson Street in the City of Loma Linda (see Figures 1 and 2). Currently the project area, all within the current University boundaries, includes the Gentry Gymnasium, the Education Support 6+5 Services building, a parking lot and existing walkways and landscaping. Surrounding land uses include the Southern Pacific Railroad tracks to the north, Campus Street, and residential development to the west, Stewart Street and existing University-related buildings to the south, and Anderson Street and the University's existing electrical yard and related maintenance building to the east (see Site Photographs 1 through 4).

Insert Figure 1 Regional Location



Insert Figure 2 Vicinity Map

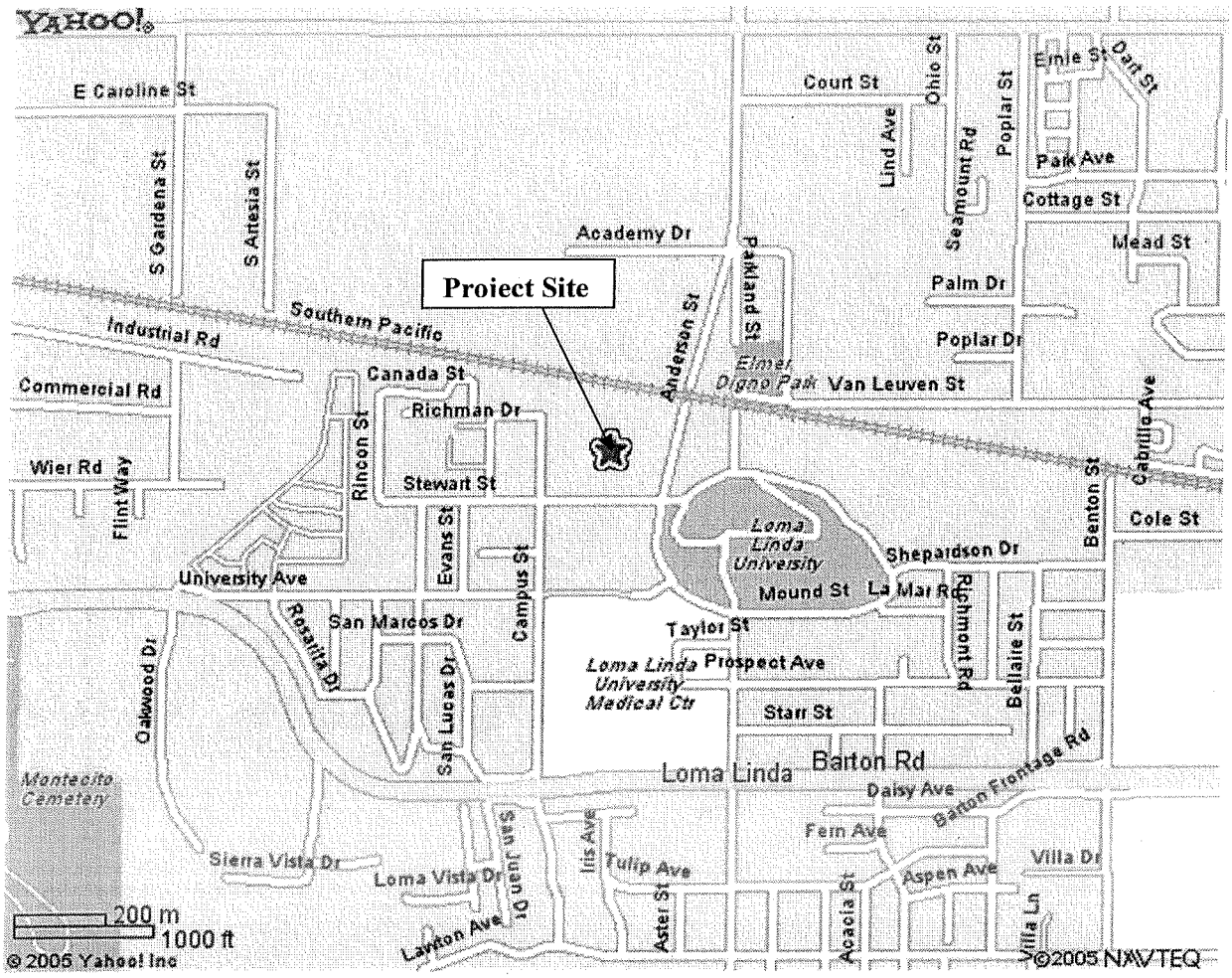
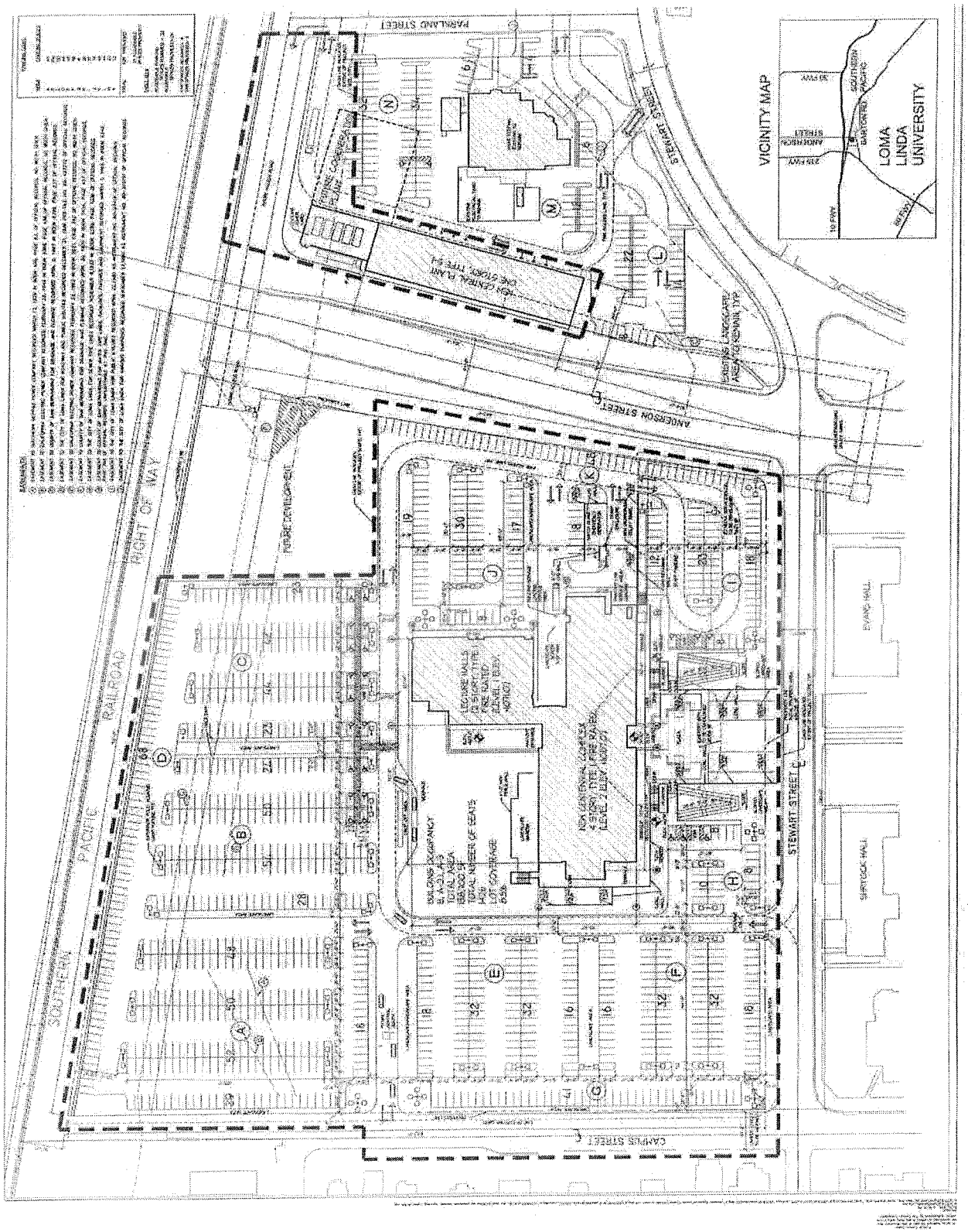


Figure 3 Site Plan


VICINITY MAP
LOMA LINDA UNIVERSITY
ANDERSON STREET
STEWART STREET
CAMPUS STREET
PARKLAND STREET
SOUTHERN PACIFIC RAILROAD
RIGHT OF WAY
NEW CENTRAL PLANT
ONE STORY TYPE IIB
NEW LANDSCAPE AREA
NEW CONCRETE WALKWAY
NEW CONCRETE PAVING
NEW ASPHALT PAVING
NEW CONCRETE CURB
NEW CONCRETE GUTTER
NEW CONCRETE SIDEWALK
NEW CONCRETE CROSS GUTTER
NEW CONCRETE VALLEY GUTTER
NEW CONCRETE SWALE
NEW CONCRETE RAMP
NEW CONCRETE STAIRS
NEW CONCRETE RETAINING WALL
NEW CONCRETE PLANTER
NEW CONCRETE CURB RAMP
NEW CONCRETE DRIVEWAY
NEW CONCRETE PARKING
NEW CONCRETE LOADING
NEW CONCRETE TRASH ENCLOSURE
NEW CONCRETE BIKE RACK
NEW CONCRETE BENCH
NEW CONCRETE TABLE
NEW CONCRETE CHAIR
NEW CONCRETE UMBRELLA
NEW CONCRETE TREE
NEW CONCRETE SHRUB
NEW CONCRETE GRASS
NEW CONCRETE WATER
NEW CONCRETE ELECTRICAL
NEW CONCRETE GAS
NEW CONCRETE TELEPHONE
NEW CONCRETE CABLE TV
NEW CONCRETE FIRE HYDRANT
NEW CONCRETE FIRE DEPARTMENT CONNECTION
NEW CONCRETE FIRE ALARM
NEW CONCRETE FIRE SPRINKLER
NEW CONCRETE FIRE EXTINGUISHER
NEW CONCRETE FIRE HOSE
NEW CONCRETE FIRE PUMP
NEW CONCRETE FIRE WATER TANK
NEW CONCRETE FIRE WATER

Insert Site Photographs 1 and 2

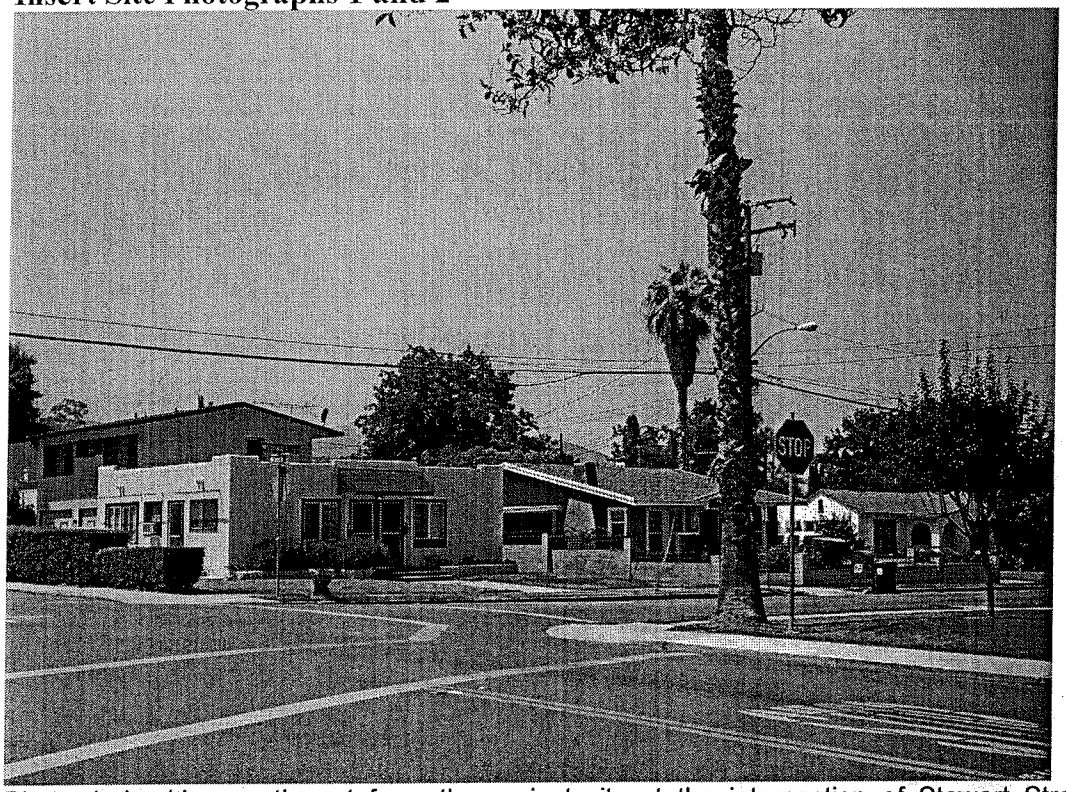


Photo 1: Looking southwest from the project site at the intersection of Stewart Street and Campus Avenue at single-family residences.

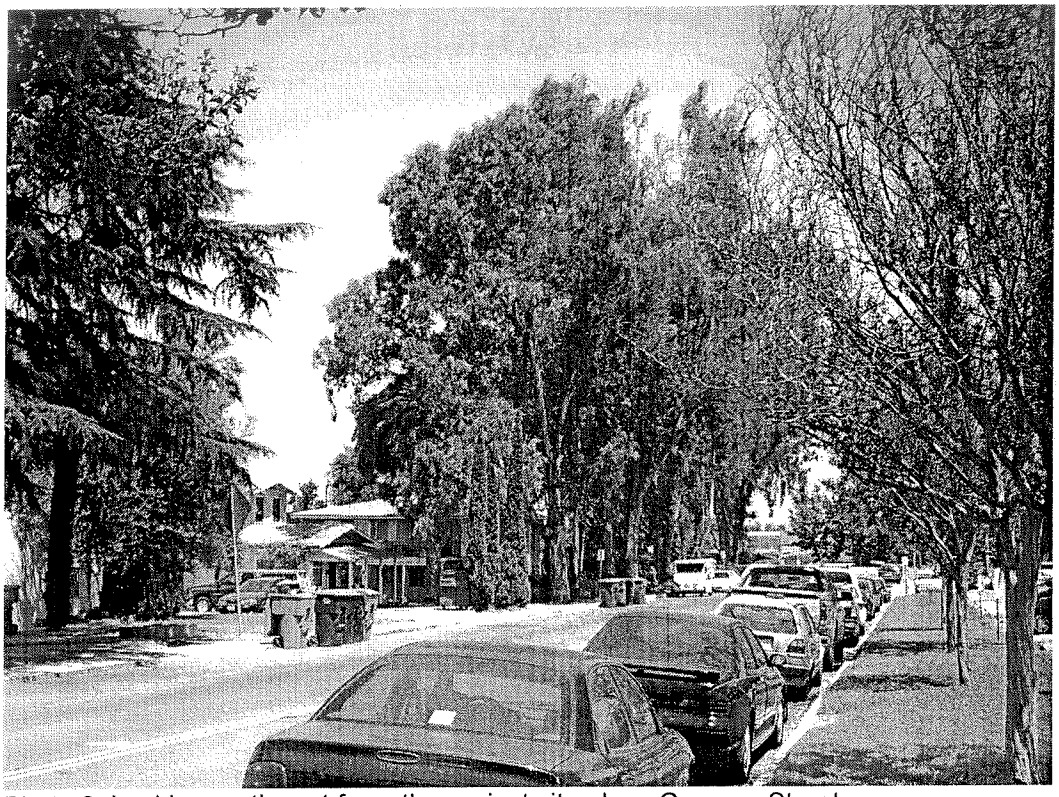


Photo 2: Looking northwest from the project site along Campus Street.

Insert Site Photographs 3 and 4

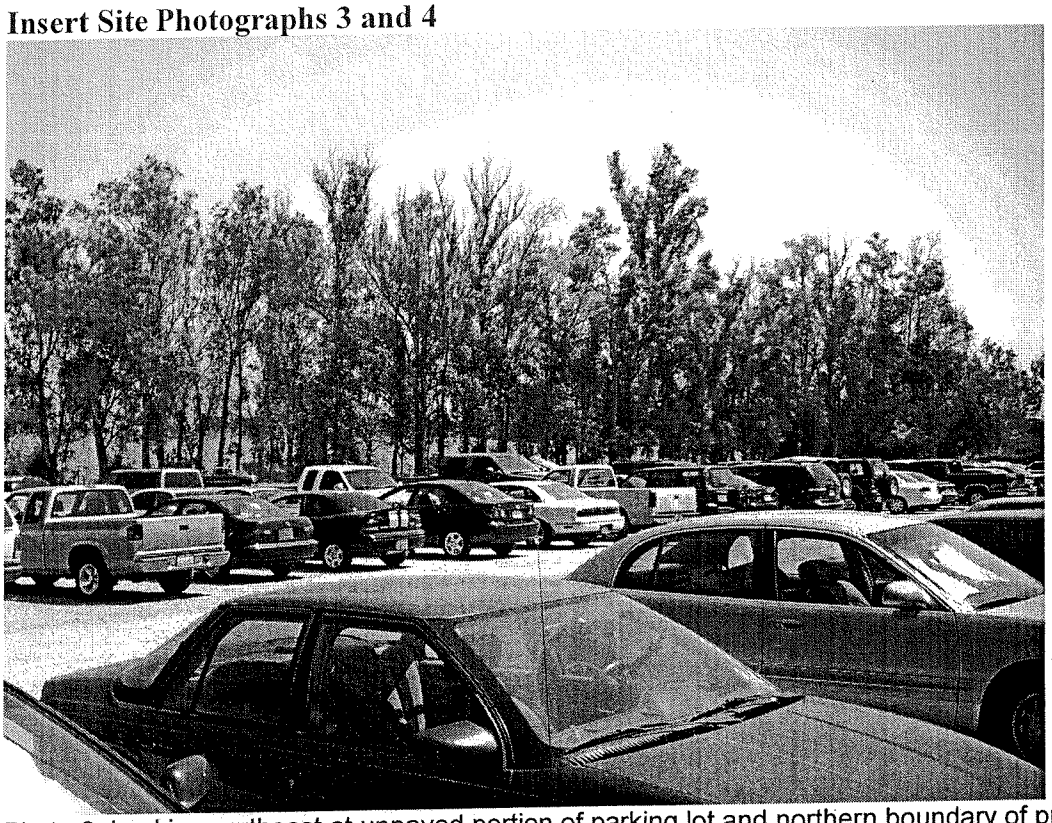


Photo 3: Looking northeast at unpaved portion of parking lot and northern boundary of project site.

Photo 4: Looking southeast from the parking lot at the rear entrance of Gentry Gymnasium.

Insert Site Photographs 5 and 6

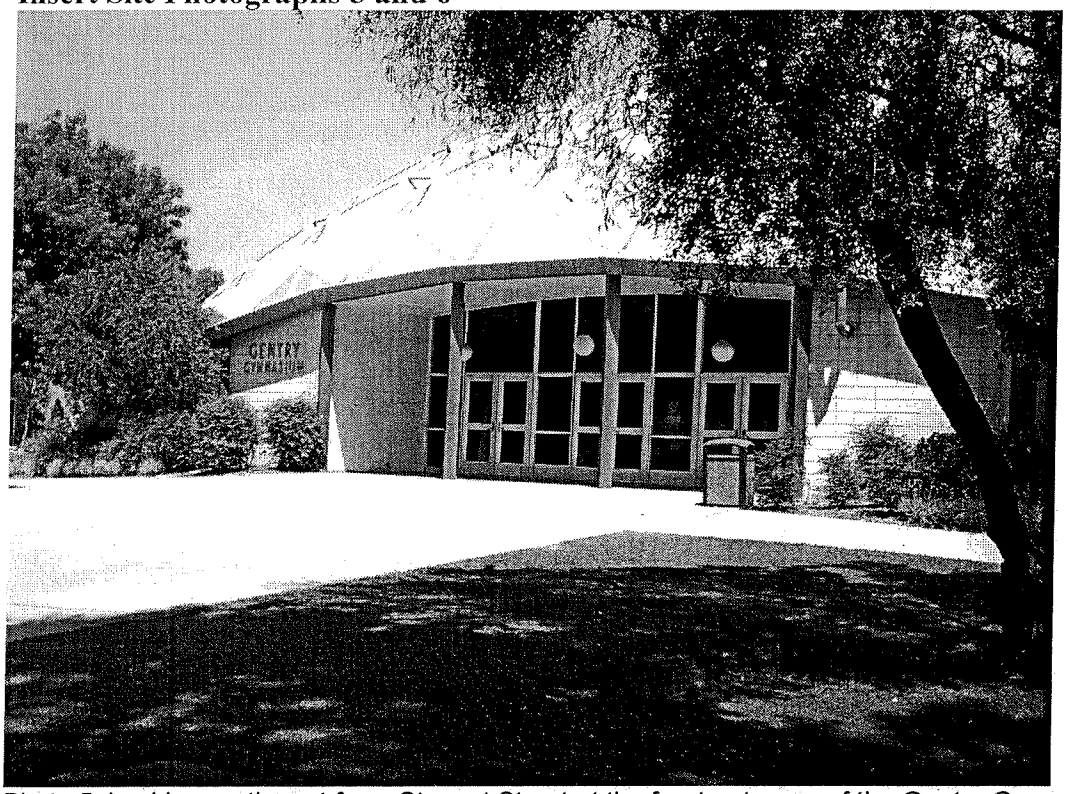


Photo 5: Looking northwest from Stewart Street at the front entrance of the Gentry Gymnasium.

Photo 6: Looking north from Stewart Street at the Educational Support Services building.

Insert Site Photographs 7 and 8

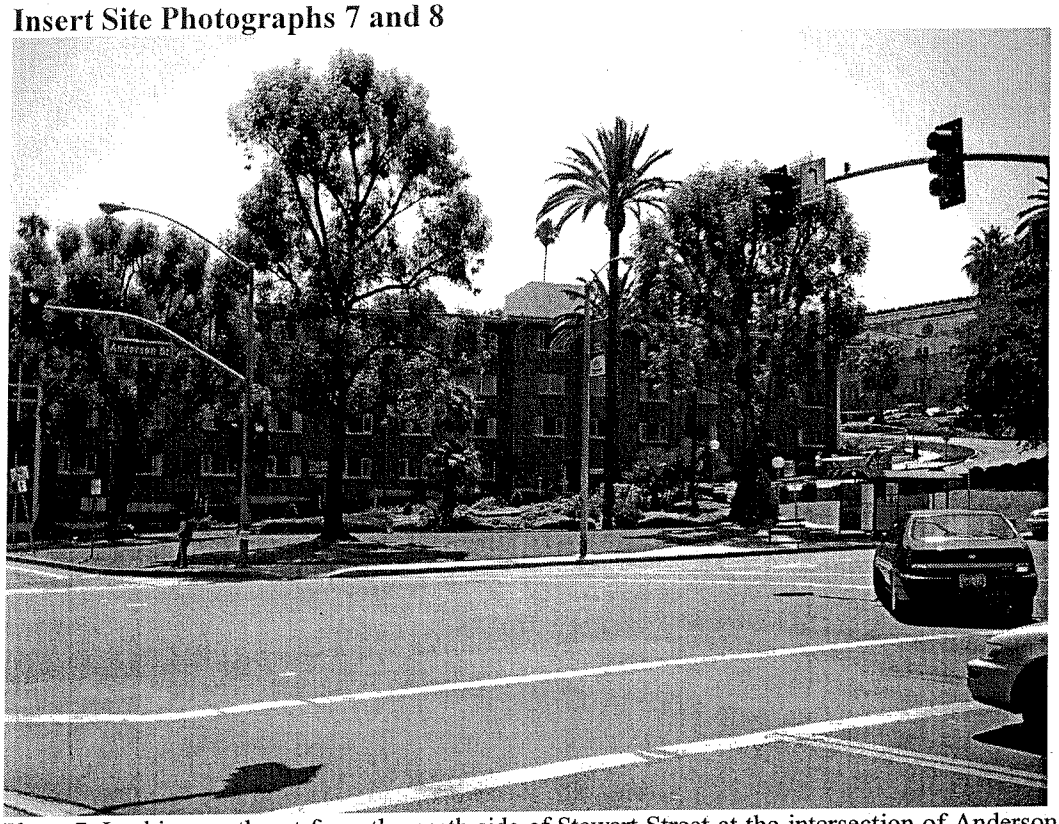


Photo 7: Looking southeast from the north side of Stewart Street at the intersection of Anderson Street and Stewart Street, and the University facilities.

Photo 8: Looking northeast at the site of the proposed central plant substation on the northeast corner of Anderson and Stewart Streets.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use/ Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION

On the basis of this initial evaluation:

( ) I find that the proposed project COULD NOT have a significant effect on the environment, A NEGATIVE DECLARATION will be prepared.

(✓) I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

( ) I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

( ) I find that the proposed project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

( ) I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By: Natalie P. Patty Date: 11/2/05

EVALUATION OF ENVIRONMENTAL IMPACTS

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. *Would the project:*				
a) Have a substantial affect on a scenic vista?	( )	( )	( )	(✓)
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?	( )	(✓)	( )	( )
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	( )	(✓)	( )	( )
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	( )	(✓)	( )	( )

Comments:

a/b) According to the City's Draft General Plan, the project site is not within a scenic vista/scenic highway view corridor. Nearby streets including local portions of Anderson Street, Stewart Street, and Campus Street none of which are considered scenic routes. Currently, the Gentry Gymnasium and Education Support Services building occur on-site and would be removed to accommodate proposed development. The Gentry Gymnasium was constructed in the 1960's and is not designated as a historic building. Prior to construction of this project, the Gentry Gymnasium would be dismantled and reassembled at site owned by the Spanish Church located at northeast corner of Orange and New Jersey Streets, approximately 2.5 miles east of the site.

In addition to the Gentry Gymnasium, Education Support Services building and related parking, the project site includes several mature trees. Proposed development would require the removal of some trees. Implementation of the following mitigation measure would ensure visual impacts from the removal of trees would be reduced to a less than significant level:

1. **Prior to construction, a certified Arborist shall evaluate all on-site trees and prepare a report that includes recommendations for relocation or replacement of all healthy trees.**

c) Currently, the Gentry Gymnasium, Education Support Services building and related parking occur on-site. The area surrounding the site includes the Southern Pacific Railroad tracks to the north, Campus Street and residential development to the west, Stewart Street and University-related buildings (Shryock Hall and Evans Hall) to the south, and Anderson Street and the University's electric yard/housekeeping building to the east.

The Proposed Master Plan includes the construction of a 90-foot wide by 90-foot high thermal energy storage tank. The tank would be constructed with half of its height (45 feet) underground. As one enters the University from Anderson Street, which is elevated

approximately 35 feet above the project site, the uppermost 10 feet would be visible. Similarly existing buildings to the south of the proposed tank site are atop a hill, which provide additional elevation differences. However, the tank's height would be most visible as one exits the University area from Anderson Street. To ensure visible impacts are reduced to a less than significant impact the following mitigation measures shall be implemented:

2. **The University shall prepare an existing and proposed color copy visual simulation that references heights and distances to pedestrians/students, adjacent structures, and Anderson Street.**

3. **The tank shall be screened with City approved trees, and shall be painted a color which will blend with the surrounding environment. A mural may also be selected for a portion of the tank.**

d) Although the project site is currently developed with buildings, parking and related lighting, the proposed buildings, and orientation of new lighting could potentially impact existing residential development to the west. Implementation of the following mitigation measure would ensure impacts to existing residents would be reduced to a less than significant level:

4. **Prior to issuance of grading permits, the applicant shall submit a photometric plan and final lighting plan to City staff showing the exact locations of light poles and the proposed orientation and shielding of the fixtures to prevent glare onto existing homes to the west.**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURAL RESOURCES. *Would the project:*				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	( )	( )	( )	(✓)
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	( )	( )	( )	(✓)
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	( )	( )	( )	(✓)

Comments:

a) According to Figure 4.9.1 within the City's Draft General Plan Update Master EIR, the site has an existing land use designation of Institutional, and is the site of existing University facilities. The project site and surrounding area has not been identified or

designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.

b) The proposed project is located on the northwest and northeast corner of Anderson Street and Stewart Street. The proposed project and its location would not conflict with any agricultural land use or Williamson Act land conservation contract. There is not an existing agricultural use or Williamson Act contract on the site.

c) The proposed project does not involve other changes in the existing environment, which due to its location or nature, could result in conversion of Prime Farmland, to a non-agricultural use. Under the existing and proposed Draft General Plan, there are no agricultural land use designations, although agriculture is an existing use in some areas of the City.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. *Would the project:*				
a) Conflict with or obstruct implementation of the applicable air quality plan?	( )	( )	( )	(✓)
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	( )	( )	(✓)	( )
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors?	( )	( )	(✓)	( )
d) Expose sensitive receptors to substantial pollutant concentrations?	( )	( )	(✓)	( )
e) Create objectionable odors affecting a substantial number of people?	( )	( )	( )	(✓)

Comments:

a) The proposed project is a three phased Master Planned development that includes the construction of a four-story facility that would include a 148,000 square foot building to include: an anatomy lab, teaching laboratories, smart classrooms, Global Gateway Technology Center, and faculty office, a 157,524 square-foot Learning Center (future Phase II), and a 21,257 square-foot student services building (future Phase III). The Master Plan also includes the construction of a three-story parking structure for Phase II, resurfacing of the existing parking lot (Phase I), and construction of a central plant substation (Phase III). The project site is within the South Coast Air Basin and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for updating the Air Quality Management Plan (AQMP). The AQMP was

developed for the primary purpose of controlling emissions to maintain all federal and state ambient air standards for the district. The project would not significantly increase local air emissions and therefore would not conflict with or obstruct implementation of the plan.

b/c) Construction and operational emissions were screened and quantified using the URBEMIS 2002 (version 8.7.0) air emissions program. The model separates emissions estimated based on the phases of construction and the year in which the particular activity would transpire. The criteria pollutants screened for included: reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), and particulates (PM_{10}). The emission levels listed reflect the estimated winter season levels, which are normally higher due to atmospheric conditions (marine layer) and increased use of heating systems. The general construction phases for most projects include site grading and building. URBEMIS 2002 calculates emissions assuming the phases do not overlap.

The URBEMIS model screens construction projects based on a designated land use. For modeling College/University campuses, the user may select either: 1) four-year university option and input the proposed number of students (1,000); or 2) junior college option and input proposed square footage (317,000 square feet). The first option produces a default building size of 92,000 square feet (225,000 square feet less that what would actually occur). The later option allows the user to input the square footage, and therefore produce more likely emission results. Both options were screened and as expected, it was the later option that produced greater (worst-case) emissions. This option and its quantified emissions are discussed herein.

Table 1A and 1B lists daily estimated emissions for demolition and grading activities on-site. The URBEMIS model lists emissions according to construction phases with Phase 1 including demolition, Phase 2 including site grading, and Phase 3 including building construction and on-site paving. As shown in Table 2, Phase 3 (building construction) will begin in 2006 and end in 2008. A copy of the URBEMIS air emissions report is included in Appendix A of the Initial Study.

Table 1A
URBEMIS 2002 (Version 8.7.0)
Demolition Emissions
(Pounds per day)

Source	ROG	NO_x	CO	PM_{10}
Phase 1 - Year 2006				
Fugitive Dust	-	-	-	31.50
Off-Road Diesel	-	-	-	-
On-Road Diesel	5.32	96.54	19.83	2.73
Worker Trips	-	-	-	-
Totals (lbs/day)	**5.32**	**96.54**	**19.83**	**34.23**
SCAQMD Threshold	75	100	550	150
Significant?	**No**	**No**	**No**	**No**

Table 1B
URBEMIS 2002 (Version 8.7.0)
Site Grading Emissions

(Pounds per day)

Source	ROG	NO_x	CO	PM_{10}
Phase 2 - Year 2006				
Fugitive Dust				12.50
Off-Road Diesel	8.61	68.91	61.33	3.19
On-Road Diesel	0.03	0.01	0.36	0.01
Worker Trips	8.64	68.92	61.69	15.70
Totals (lbs/day)	**8.64**	**68.92**	**61.69**	**15.70**
SCAQMD Threshold	75	100	550	150
Significant?	**No**	**No**	**No**	**No**

During demolition and grading activities, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces would increase emission levels in the area. As shown in Tables 1A and 1B, emission levels would not exceed thresholds for any of the criteria pollutants. Demolition of the two existing buildings would occur separately with each taking approximately 1.5 weeks to complete. (Portions of the Gentry Gymnasium would be dismantled and relocated at an existing church approximately 2.5 miles east of the site.) Maximum acreage to be disturbed per day would not exceed 1.25 acres. The City of Loma Linda requires individual development projects to comply with all applicable regional rules, to assist in reducing short-term air pollutant emissions. Fugitive dust generated from grading activities would be controlled by dust suppression recommendations outlined in the City of Loma Linda Draft General Plan EIR as part of the grading and construction contracts to prevent dust from creating a nuisance off-site.

Table 2
URBEMIS 2002 (Version 8.7.0)
Unmitigated and Mitigated
Building Construction Emissions
(Pounds per day)

Source	ROG	NO_x	NO_x (mitigated)	CO	PM_{10}
Phase 3 Year 2006					
Bldg Const Off-Road Diesel	42.13	326.48	261.18	307.58	14.76
Bldg Const Worker Trips	0.65	0.37	0.37	7.75	0.12
Maximum lbs/day	**42.78**	**326.85**	**261.55**	**315.33**	**46.71**
SCAQMD Thresholds	75	100	100	550	150
Significant?	**No**	**Yes**	**Yes**	**No**	**No**
Phase 3 Year 2007					
Bldg Const Off-Road Diesel	42.13	312.16	249.73	317.83	13.50
Bldg Const Worker Trips	0.60	0.34	0.34	7.28	0.12
Maximum lbs/day	**42.73**	**312.50**	**250.07**	**325.12**	**13.62**
SCAQMD Thresholds	75	100	100	550	150
Significant?	**No**	**Yes**	**Yes**	**No**	**No**

Phase 3 Year 2008					
Bldg Const Off-Road Diesel	42.13	297.84	238.27	327.72	12.23
Bldg Const Worker Trips	0.55	0.32	0.32	6.79	0.12
Arch Coating Off-Gas	266.57	-	-	-	-
Arch Coating Worker Trips	0.55	0.32	0.32	6.79	0.12
Asphalt Off-Gas	0.43	-	-	-	-
Asphalt Off-Road Diesel	4.00	23.58	18.86	33.99	0.73
Asphalt On-Road Diesel	0.08	1.58	1.26	0.31	0.03
Asphalt Worker Trips	0.02	0.01	0.01	0.27	0.00
Maximum lbs/day	**314.33**	**323.65**	**259.05**	**13.24**	**13.01**
SCAQMD Thresholds	75	100	100	550	150
Significant?	**Yes**	**Yes**	**Yes**	**No**	**No**

As shown in Table 2, on-site construction activities would produce emissions above SCAQMD thresholds for ROG and NO_x. Applicable mitigation measures were selected within the URBEMIS model to reduce emissions for these criteria pollutants. As indicated in Table 2, selected mitigation measures reduced NO_x emissions but not below the SCAQMD threshold. Mitigation selected within the URBEMIS model to achieve these results, shall be implemented as part of the project and include the following:

5. **During on-site construction, the contractor shall use a lean-NO_x catalyst to reduce emissions from off-road equipment diesel exhaust.**

Implementation of the following mitigation measure, as selected within the URBEMIS model, would reduce NO_x emissions to the greatest extent feasible.

Mitigation measures to reduce ROG emissions are not quantifiable within the URBEMIS model. However, implementation of the following mitigation would reduce ROG emissions to the extent possible, and shall include the following:

6. **The contractor shall use coating and solvents with a volatile organic compound (VOC) content lower than required under Rule 1113.**

7. **The developer/contractor shall use building materials that do not require painting.**

8. **The developer/contractor shall use pre-painted construction materials where feasible.**

These measures would reduce impacts ROG emissions to the extent feasible.

Table 3
URBEMIS 2002 (Version 8.7.0)
Unmitigated Operations Emissions Summary
(Pounds per Day)

Source	ROG	NO_x	CO	PM_{10}
Area Source Emission	0.22	3.06	2.57	0.01

Mobile Source Emission	16.56	28.98	201.61	20.75
Totals (lbs/day)	**16.78**	**32.04**	**204.18**	**20.76**
SCAQMD Thresholds	55	55	550	150
Significant?	**No**	**No**	**No**	**No**

As indicated in Table 3, operation of the Centennial Complex at build-out would not exceed SCAQMD threshold for any of the criteria pollutants. The center plant substation would include a series of chillers, boilers, and cooling towers. A majority of the electrical system would operate on electric power with minimal to no emissions.

d) Nearby sensitive receptors include residential development to the west, and University classrooms north of the site. An increase in air quality emissions produced as a result of construction activities would be short-term and would cease once construction is complete. Dust suppression (i.e., water application) as required by the City's Development Code, would reduce 50 to 75 percent of fugitive dust emissions during construction. Similarly, implementation of mitigation measures within this section, would reduce NOX and ROG to the extent feasible. As shown in Table 3, operational emission levels would be below SCAQMD thresholds.

e) The proposed Centennial Complex would not include uses that would create objectionable odors. The anatomy laboratory would employ the use of human cadavers. Cadavers would be disposed of in a crematory in accordance with SCAQMD Rule 1303 (b)(2). The University of Loma Linda Medical Center is currently permitted by the SCAQMD to operate a crematory. Upon project completion, crematory operations would be conducted at the new building, and the existing crematory would be replaced with a new crematory. Operation of the crematory would continue in accordance with Permit No. 10158-B. No adverse impacts to the surrounding environment would result.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. *Would the project:*				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	( )	( )	( )	(✓)
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	( )	( )	( )	(✓)
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	( )	( )	( )	(✓)
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	( )	( )	( )	(✓)
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or State habitat conservation plan?	( )	( )	( )	(✓)

Comments:

a) Critical habitat identifies specific areas that are essential to the conservation of a listed species and, with respect to areas within the geographic range occupied by the species. As shown on Figure 4.4.2 within the City's Draft General Plan EIR, the project site does not occur within the proposed critical habitat for the California gnatcatcher. According to Figure 4.4.1 of the EIR, the site and surrounding area is developed and includes urban landscaping.

b) According to Figure 4.4.1 of the City's Draft General Plan EIR, no riparian habitat occurs on or near the project site. Therefore, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service because the project site is currently developed and contains no such habitats.

c) This project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland, nor near any drainage.

d) This project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because there are no such corridors or nursery sites within or near the project site.

e) This project would not conflict with any local policies or ordinances protecting biological resources, as the site is currently developed and there are no identified biological resources that are subject to such regulation.

f) This project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted for the project site or surrounding area.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. *Would the project:*				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	( )	( )	(✓)	( )
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	( )	( )	(✓)	( )
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	( )	(✓)	( )	( )
d) Disturb any human remains, including those interred outside of formal cemeteries?	( )	(✓)	( )	( )

Comments:

a-b) According to CEQA §15064.5 (b), "substantial adverse change in the significance of a historic resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surrounding such that the significance of a historical resource would be materially impaired." In order to create such a substantial adverse change, the resource must possess historical significance.

In their 1988 Historical Study, the City identified four potential historic districts. The historic districts were established based on areas that contained concentrations of improvements with historic interest or value. The project site occurs within the Campus District, which was identified in association with the growth of the Loma Linda University/Health Center/Sanitarium and Adventist Health System. The district is important due to the historical, religious, educational, and scientific theme. Several resources were identified as potential contributing features. No area that would be impacted by the proposed project, including the Gentry Gymnasium, was identified as a contributing feature. No other potential resources are known to occur on-site.

c) According to Figure 4.5.1 of the Draft General Plan EIR, the project site occurs within an area that has low potential for paleontological resources. This determination was based on literature and records checks, and other field surveys. Since the potential of unearthing vertebrate fossils is low, and since the site is currently paved, and would remain paved, it is unlikely than any impacts would result from the proposed project

include resurfacing of the parking area. However there is still some potential for occurrence, particularly during grading activities required for construction of the new building foundation. Therefore, necessary measures should be taken to ensure impacts are minimized. The following mitigation measure shall be implemented by the construction contractor:

9. **Prior to grading, a field survey to determine the potential for significant nonrenewable paleontologic resources shall be conducted on-site by a qualified vertebrate paleontologist. The professional will be able to find, determine the significance, and make recommendations for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.**

Implementation of the above mitigation measure would reduce impacts to potential paleontological resources to a less than significant level.

d) Construction activities, particularly grading, soil excavation and compaction, could adversely affect or eliminate existing and unknown potential archaeological resources. The following mitigation measures shall be implemented:

10. **In the event that human remains are encountered during grading, all provisions of state law requiring notification of the County Coroner, contacting the Native American Heritage Commission, and consultation with the most likely descendant, shall be followed.**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. GEOLOGY AND SOILS. *Would the project*:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	( )	( )	( )	(✓)
ii) Strong seismic ground shaking?	( )	( )	(✓)	( )
iii) Seismic-related ground failure, including liquefaction?	( )	( )	( )	(✓)
iv) Landslides?	( )	( )	( )	(✓)
b) Result in substantial soil erosion or the loss of topsoil?	( )	( )	(✓)	( )

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	( )	( )	(✓)	( )
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	( )	( )	( )	(✓)
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	( )	( )	( )	(✓)

Comment :

a) The City of Loma Linda is situated within the northern Peninsular Ranges Geomorphic Province of California. Locally, the City lies near the transition zone between the Transverse Ranges Geomorphic Province to the north and the Peninsular Ranges Geomorphic Province to the south. The Peninsular Ranges are a northwest-southeast oriented complex of blocks separated by similarly trending faults which extend 125 miles from the Transverse Ranges to south of the California/Mexican border and beyond another 775 miles to the tip of Baja California.

i) According to Figure 4.6.2 of the City of Loma Linda's Draft General Plan EIR, the project site and surrounding area does not occur within an Alquist-Priolo Earthquake Fault Zone or special study zone. No known faults occur on-site. Therefore, the potential for future surface fault rupture at the site is considered to be low. Located less than ¼ -mile northeast of the site, the Loma Linda Fault is the nearest fault to the site. This fault is considered inactive, as no evidence of active faulting has been identified. However, the project site is located within a highly seismic region of Southern California and within the influence of several fault systems that are considered active or potentially active.

ii) Table 4 summarizes distances and maximum credible earthquake event (Moment Magnitude) for faults identified as most significant for the City. Other faults exist in the area, but due to their distance and/or lower probability of producing a large earthquake, they are considered a less significant risk to the City.

Table 4
Loma Linda University Medical Center
Master Plan Centennial Complex
Significant Faults

Fault Segment	Distance for site	Max. Credible Event
San Jacinto-San Bernardino	1.6 miles	6.7
San Andreas-San Bernardino	6 miles	6.9
Cucamonga	13 miles	7.0

These active and potentially active faults are capable of producing strong seismic shaking at the site. It is anticipated that the project site would periodically experience strong ground acceleration as a result of moderate to large magnitude earthquakes. Construction of the Centennial Complex in accordance with applicable requirements for development within Seismic Zone 4 as listed in the Uniform Building Code would ensure that potential impacts are reduce to the maximum extent possible.

iii) Liquefaction occurs primarily in saturated, loose, fine to medium grained soils in areas where the groundwater table is within 50 feet of the surface. According to the City's Draft General Plan EIR, moderate to moderately high susceptibility for liquefaction hazards occurs in the northwestern portion of the City and the southern portion of the City near Reche Canyon. The project site is located within the northwestern portion of the City, and as shown on Figure 4.6.2 of the Draft General Plan EIR, occurs within a liquefaction hazard zone. Implementation of the following mitigation measure would ensure potential impacts from liquefaction hazards are reduced to a less than significant level:

11. Prior to issuance of grading permits, a site-specific geotechnical study shall be performed to determine the liquefaction potential at the site. Recommendations within the report shall be made conditions of approval.

iv) The occurrence of landslides is considered minimal because the project site is relatively flat with a gentle slope toward the northwest, and is not on or near a geologic formation that would cause landslides.

b) According to the Soil Survey of San Bernardino County (Southwestern Part, Sheet No. 8 – San Bernardino South Quadrangle), on-site soils occur within the San Emigdio series, specifically the San Emigdio fine sandy loam (ScC), and can generally be classified as well-drained, nearly level to strongly sloping soils formed on alluvial fans in somewhat mixed alluvium derived mainly from sedimentary materials. Runoff is slow, and the hazard of erosion is slight to moderate on bare soil.

The State of California is authorized to administer various aspects of the National Pollutant Discharge Elimination System (NPDES). Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavation, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires developments of one acre or more to reduce or eliminate non-storm water discharges into storm water systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The Regional Water Quality Control Board (RWQCB), Santa Ana Region has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities of San Bernardino County within the Santa Ana Region. The City of Loma Linda then requires implementation of measures for a project to comply with the area-wide permit requirements. The SWPPP would include Best Management Practices (BMP's) to prevent construction of the project to pollute surface waters. This is a standard condition of approval applicable to this project. BMP's would include, but would not be limited to street sweeping of adjacent roads during construction, and the use of hay bales or sand bags to control erosion during the rainy

season. These are discussed in greater detail in Section 8, Hydrology and Water Quality, of this Initial Study.

Compliance with the NPDES permit requirements, implementation of a SWPPP, and compliance with of the mitigation measure as outlined in Section 8, Hydrology and Water Quality of this Initial Study would protect the site from the loss of topsoil and off-site sedimentation.

c-d) As previously discussed, the project site occurs within a liquefaction hazard zone. Preparation and review of a geotechnical investigation, as required in Mitigation Measure No. 9, would determine potential impacts from liquefaction, and provide for a test of on-site soils for expansion potential. Recommendations for reducing potential impacts would be incorporated into the project's conditions of approval.

e) Currently, the project site is developed with the Gentry Gymnasium, the Education Support Services building, and related parking, and is connected to and served by the City's existing sewer system. The proposed Master Plan would also be served by the existing system. No septic tanks or alternative wastewater disposal is proposed.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. HAZARDS AND WASTE MATERIALS. *Would the project:* a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	( )	( )	(✓)	( )
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident considerations involving the release of hazardous materials into the environment?	( )	( )	(✓)	( )
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	( )	( )	( )	(✓)
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	( )	( )	( )	(✓)
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	( )	( )	( )	(✓)
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	( )	( )	( )	(✓)
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	( )	( )	( )	(✓)

Comments:

a) The proposed project includes the construction and operation of a four-story facility that would include a 148,000 square foot building to include: an anatomy lab, teaching laboratories, smart classrooms, Global Gateway Technology Center, and faculty office, a 157,524 square-foot Learning Center (future Phase II), and a 21,257 square-foot student services building (future Phase III). The Master Plan also includes the construction of a three-story parking structure (Phase II), resurfacing of the existing parking lot (Phase I), and construction of a central power plant substation (Phase III). Construction activities would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because construction of the facilities would not involve such activities.

Post-construction activities including laboratory and lecture facilities would not involve the route transport or use of hazardous materials. The anatomy laboratory would employ the use of human cadavers. Cadavers would be disposed of in a crematory in accordance with SCAQMD Rule 1303 (b)(2). The University of Loma Linda Medical Center is currently permitted by the SCAQMD to operate a crematory. Upon project completion, crematory operations would be conducted at the new building, and the existing crematory would be replaced with a new crematory. Operation of the crematory would continue in accordance with Permit No. 10158-B.

b) The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Bio-medical waste would be generated at the facility as part of the day-to-day laboratory activities, and would not create a significant hazard to the public because waste would be handled and disposed of in accordance with applicable State and local regulations.

c) The proposed Master Plan would be developed within and be part of the University of Loma Linda Medical Center. Not including the existing University, the Loma Linda Academy is the nearest school located less than ¼-mile northeast of the project site. The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.

d) During a recent site visit, no hazardous materials (e.g. drums, illegal dumping) were discovered on-site. Based on existing activities on-site (e.g. Gentry Gymnasium, parking lot and the Educational Support Services building), and the recent site visit, construction/operation of the proposed project would not disturb any hazardous materials known to occur on-site.

e) The site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airports are the San Bernardino International Airport, located over three miles north of the project site, and the Redlands Municipal Airport, located over six miles northeast of the site. According to Figure 10.4 of the City's Draft General Plan, the project site is located outside of the San Bernardino International Airport influence area. Development and operation of the proposed Centennial Complex would not create a safety hazard to people or aircraft.

f) There are no private airstrips within the vicinity of the project site.

g) The California Emergency Services Act requires the City to manage and coordinate the overall emergency and recovery activities within its jurisdictional boundaries. The City's Emergency Operations Plan includes policies and procedures to be administered by the City in the event of a disaster. During disasters, the City of Loma Linda is required to coordinate emergency operations with the County of San Bernardino. Policies within the City's Draft General Plan and updates to the City's Emergency Plan, as required by State law, would ensure the proposed project would not interfere with adopted policies and procedures. The proposed Centennial Complex to include a 4-story building on the west side of Anderson Street would use existing access points including one from Stewart Street and one from Campus Street. The proposed central power plant substation would also be constructed on a site with existing access including one from Stewart Street and two from Parkland Street. Review of proposed site plans by the City Engineer would ensure adequate access (e.g. widths, turning radius) is provided at the site. No impact is anticipated.

h) The City of Loma Linda has defined areas susceptible to wildland fires by a boundary identified as the Urban Wildland Interface division line. According to Figure 10.3 of the City's Draft General Plan, the greatest fire hazard can be expected to come from the adjacent hills and canyons in the southern portion of the City. The project site is located over 3,200 feet north of the nearest identified hazardous fire area. The project site is located within an urbanized area and is surrounded by development. The project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. HYDROLOGY AND WATER QUALITY. *Would the project:* a) Violate any water quality standards or waste discharge requirements?	( )	(✓)	( )	( )
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	( )	( )	( )	(✓)
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	( )	( )	(✓)	( )
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	( )	( )	(✓)	( )
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	( )	( )	(✓)	( )
f) Otherwise substantially degrade water quality?	( )	(✓)	( )	( )
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	( )	( )	( )	(✓)
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	( )	( )	(✓)	( )
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	( )	( )	( )	(✓)
j) Inundation by seiche, tsunami, or mudflow?	( )	( )	( )	(✓)

Comments:

a,f) Currently the project area is the site of existing University facilities including the Gentry Gymnasium, Education Support Services buildings and parking areas. The proposed project would disturb the 14.6-acre site and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction.
The RWQCB has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities of San Bernardino County. The City of Loma Linda then requires implementation of measures for a project to comply with the area-wide permit requirements. A SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include (BMPs) to prevent project-related pollutants from impacting surface waters. These would include, but are not limited to street sweeping of paved roads around the site during construction, and the use of hay bales or sand bags to control erosion during the rainy season. BMPs may also include or require:

- The contractor to avoid applying materials during periods of rainfall and protect freshly applied materials from runoff until dry.
- All waste to be disposed of in accordance with local, state and federal regulations. The contractor to contract with a local waste hauler or ensure that waste containers are emptied weekly. Waste containers cannot be washed out on-site.
- All equipment and vehicles to be serviced off-site.

Implementation of the following mitigation measure would reduce the potential for stormwater discharges during grading and construction:

12. **Prior to issuance of grading permits, the applicant shall submit to the City Engineer a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Dischargers Identification Number) shall be submitted to the City Engineer for coverage under the NPDES General Construction Permit.**

b) The City obtains all of its water from groundwater wells in the Bunker Hill Basin, an aquifer underlying the San Bernardino Valley. Groundwater in the Bunker Hill Basin is replenished from rainfall and snowmelt from the San Bernardino Mountains. The proposed project would not deplete groundwater supplies nor would it interfere with recharge since it is not within an area designated as a recharge basin or spreading

ground. The proposed project would require dismantling/demolition of two existing buildings and resurfacing and grading of the site; however, activities would not affect the existing aquifer, estimated to be about 150 – 200 feet below the ground surface. The project would receive its water supply directly from the University or the City of Loma Linda wells whose source of supply is groundwater.

c,d) The proposed project would not cause substantial changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff since a majority of the site is currently paved and contains existing structures. The proposed project would include additional paved areas and greater building coverage on-site; however, the project will not alter the course of any stream or river. All runoff would be conveyed to existing storm drain facilities, which have been designed to handle the flows. The project design includes landscaping of all non-hardscape areas to prevent erosion. The Building Official and City Engineer must approve a grading and drainage plan prior to the issuance of grading permits. Review and approval of the drainage plan would ensure the project would not result in substantial erosion, siltation, or flooding on- or off-site.

g) The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because no housing is proposed or would be located within the project site.

h) According to Draft General Plan Figure 10.2, the project site is located within Zone X, which identifies areas determined to be outside of the 500-year floodplain.

i) The San Bernardino County Flood Control District covers the entire County (including the incorporated cities), and provides planning, design, construction, and operation of flood control facilities. Storm drain systems have been constructed throughout the City of Loma Linda to accommodate both the increased runoff resulting from development and to protect developed areas within the City from potential localized flooding. The San Bernardino County Flood Control District has developed an extensive system of facilities, including dams, conservation basins, channels and storm drains to intercept and convey flood flows away from developed areas.

The northern portion of the City is within the inundation area of the Seven Oaks Dam. The project site is located within the west-central portion of the City, and would not be impacted by dam failure.

j) There are no oceans, lakes or reservoirs near the project site; therefore impacts from seiche and tsunami are not anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. LAND USE AND PLANNING. *Would the project:*				
a) Physically divide an established community?	( )	( )	( )	(✓)
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	( )	( )	(✓)	( )
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	( )	( )	( )	(✓)

Comments:

a-b) The 14.6-acre project site is currently developed as a part of the University and is located on the north side of Stewart Street and both east and west of Anderson Street. The area surrounding the site includes Loma Linda University Medical Center buildings and facilities to the south, and east, single-family residential to the west and the Southern Pacific Railroad line to the north. The project site and areas to the south, east and west are designated Institutional (I), and land north of the site is designated Mixed Use. Proposed development would be consistent with uses permitted within the current designation and would not physically divide an established community.

c) The project would not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. MINERAL RESOURCES. *Would the project:*				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	( )	( )	( )	(✓)
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	( )	( )	( )	(✓)

Comments:

a) According to the California Department of Conservation, Division of Mines and Geology, the project site and surrounding area are designated Mineral Resource Zone 3 (MRZ-3).

This designation is given for areas containing mineral deposits; the significance of which cannot be evaluated from available data due to urbanization. The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state due to urbanization and limited accessibility.

b) The project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources within the project area.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. NOISE. *Would the project result in:*				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	( )	( )	(✓)	( )
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	( )	( )	( )	(✓)
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	( )	( )	( )	(✓)
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	( )	( )	( )	(✓)
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	( )	( )	( )	(✓)
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	( )	( )	( )	(✓)

Comments:

a,c) Noise can be measured in the form of a decibel (dB), which is a unit for describing the amplitude of sound. The predominant rating scales for noise in the State of California are the Equivalent-Continuous Sound Level (L_{eq}), and the Community Noise Equivalent Level (CNEL), which are both based on the A-weighted decibel (dBA). L_{eq} is defined as the total sound energy of time-varying noise over a sample period. CNEL is defined as the time-varying noise over a 24-hour period, with a weighting factor of 5 dBA applied to the hourly L_{eq} for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA applied to events occurring between 10:00 p.m. and 7:00 a.m.

defined as sleeping hours). The State of California's Office of Noise Control has established standards and guidelines for acceptable community noise levels based on the CNEL and L_{dn} rating scales. The purpose of these standards and guidelines is to provide a framework for setting local standards for human exposure to noise. Residential development, schools, churches, hospitals, and libraries have a normally acceptable community noise exposure range of 60 dBA CNEL to 70 dBA CNEL.

The major noise source for the site and surrounding area is Anderson Street. Noise measurements conducted as part of the City's Draft General Plan EIR, indicated existing traffic noise in the project vicinity is moderate to high. Specific measurements along Stewart Street for the area between Anderson Street and Campus Street indicated that the 65 dBA CNEL along this roadway segment extends up to 82 feet from the roadway centerline. According to the proposed site plan, the proposed Centennial Complex would be set back over 200 feet from the Stewart Street centerline. Instructors and students within the Complex would not be exposed to noise levels in excess of State established standards.

b) Construction and operation of the Centennial Complex would not require the use of equipment which would generate excessive ground borne vibration or ground-borne noise levels.

d) Construction activities would increase ambient noise levels for the surrounding area. Single-family residential development occurs west of the site. The City's noise ordinance requires construction activities to be limited to the hours between 7:00 a.m. to 8:00 p.m. Monday through Friday, with no heavy construction occurring on weekends or national holidays. Additionally, all equipment is required to be properly equipped with standard noise muffling apparatus. Adhering to the City's noise ordinance would ensure impacts from temporary construction noise would be less than significant.

e) The site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airports are the San Bernardino International Airport, located over three miles north of the project site, and the Redlands Municipal Airport, located over six miles northeast of the site. According to Figure 10.4 of the City's Draft General Plan, the project site is located outside of the San Bernardino International Airport influence area. Instructors and students at the Centennial Complex would not be exposed to any excessive noise from airport activities.

f) There are no private airstrips within the vicinity of the project site.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. POPULATION AND HOUSING. *Would the project:*				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	( )	( )	( )	(✓)
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	( )	( )	( )	(✓)
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	( )	( )	( )	(✓)

Comments:

a) The proposed project is the construction and operation of the Centennial Complex at the existing Loma Linda University Medical Center. Construction activities associated with development of the Centennial Complex would be short-term and would not create any new long-term construction jobs. Similarly, upon build out the Centennial Complex would not require any new employees, as existing staff of the Loma Linda University Medical Center would continue employment within the new Centennial Complex.

According to Table 4.12 F of the City's Draft General Plan EIR, the City's projected population, housing and employment levels upon build-out would be less than the SCAG projections for the year 2025. The proposed project would be consistent with the Draft General Plan, and therefore would not induce substantial population growth in the area, either directly or indirectly.

b) The proposed project would not displace any existing housing units, because no housing units are proposed to be demolished to accommodate the proposed project.

c) The proposed project would not displace any people, or necessitate the construction of replacement housing elsewhere, because the project will not displace any existing housing or existing residents.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:* a) Fire protection?	( )	( )	(✓)	( )
b) Police protection?	( )	( )	(✓)	( )
c) Schools?	( )	( )	(✓)	( )
d) Parks?	( )	( )	(✓)	( )
e) Other public facilities?	( )	( )	( )	(✓)

Comments:

a) Fire Protection –Fire protection is provided by the Fire and Rescue Division of the Department of Public Safety, City of Loma Linda. Fire Station 251 serves the City and is located at 11325 Loma Linda Drive. The Community Development Department and the Department of Public Safety enforce fire standards during review of building plans and inspections. The City maintains a joint response/automatic aid agreement with the fire departments in neighboring cities including Colton, Redlands, and San Bernardino. The Department also participates in the California Master Mutual Aid Agreement. The proposed Centennial Complex would be required to comply with City fire suppression standards including building sprinklers and adequate fire access. The proposed Centennial Complex would not create a fire hazard or endanger the surrounding area.

b) Police protection – Existing structures on-site include the Gentry Gymnasium, Educational Support Services building and related parking areas. The site is part of the University of Loma Linda Medical Center and includes a number of on-site emergency phones, which automatically alert campus security. The emergency phone system would remain on-site. Future security measures on-site may also include a network of security cameras. In addition to campus security, the San Bernardino County Sheriff's Department (SBSD) provides police protection for the City. The SBSD currently has 12 sworn officers assigned to the City. With an estimated population of 20,136 people, the ratio of officers to citizens is approximately 1:2,478. The proposed project would not generate any new employees. Therefore no additional demand would be placed on officers to maintain the current level of service.

c) Schools – School services within the City of Loma Linda are provided by the Redlands Unified School District and the Colton Joint Unified School District. The proposed Centennial Complex would not generate any new jobs for the area. However, proposed development would include additional building space as compared to existing buildings on-site. The City mitigates impacts on school services through the collection of development fees. Under Section 65995 of the California Government Code, school

districts may charge development fees to help finance local school services. The code prohibits State or local agencies from imposing school impact fees, dedications, or other requirements in excess of the maximum allowable fee, which is currently $2.24 per square foot of new residential development and $0.36 per square foot for commercial or other development. Appropriate school impact fees would be collected at the time of development.

Parks – The Loma Linda University has a current enrollment of 4,000 full-time equivalent students. Future enrollment is projected to reach 5,000 full-time equivalent students. Projected growth at the University would require an additional 5 acres of parkland for the City to maintain its policy of five acres of parkland per 1,000 residents. As discussed in Section 14 of this Initial Study, the proposed project would contribute to the City's current insufficient parkland ratio. Several areas within the Centennial Complex include landscaped open space and a 157,524 square-foot learning/student center. The proposed project would be required to pay appropriate fair share fees to offset impacts to the City's park and open space requirements.

e) Library Facilities - The University of Loma Linda Medical Center currently has two libraries including the 67,075 square-foot Del E. Webb Library, and the 3,579 square-foot Jesse Library. Library facilities currently provide over 365,650 printed volumes, 189,100 printed titles, and 6,580 serials. Total staffing for the libraries includes 12 librarians, 6 library paraprofessionals, 12 clerical staff, and 4.5 student/non-permanent staff.

The Centennial Complex is being proposed in order to meet anticipated student growth. Students would continue to use University Library facilities rather than City libraries. The University of Loma Linda Medical Center reviews facilities on an annual basis. No impact is anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. RECREATION. *Would the project:*				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	( )	( )	(✓)	( )
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	( )	( )	(✓)	( )

Comments:

a-b) The City of Loma Linda owns and administers nine parks. Over 73 acres of parks and open space areas are located within the City, of which 64 acres are developed. The City has adopted a population to parkland acreage ratio of five acres per 1,000 population. With an estimated population of 20,136 people and a total of 64.16 acres of parkland, the City currently has a park ratio of 3.20 acres per 1,000 population and therefore, falls short of the park ratio of five acres per 1,000 population.

The Loma Linda University has a current enrollment of 4,000 full-time equivalent students. Future enrollment could reach 5,000 full-time equivalent students. To avoid further strain on the City's existing parkland deficiency, an additional five (5) acres of parkland would be required for the City to maintain its policy of five (5) acres of parkland per 1,000 residents. Several areas within the Centennial Complex include landscaped open space, and a 157,524 square-foot learning/student center. The proposed project would be required to paid appropriate fair share fees for the portion of square footage beyond that which is currently on-site, to offset impacts to the City's park requirements.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. TRANSPORTATION/TRAFFIC. *Would the project:*				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	( )	(✓)	( )	( )
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	( )	(✓)	( )	( )
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	( )	( )	( )	(✓)
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	( )	( )	( )	(✓)
e) Result in inadequate emergency access?	( )	( )	( )	(✓)
f) Result in inadequate parking capacity?	( )	( )	( )	(✓)
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	( )	( )	(✓)	( )

Comments:

a, b) In August 2005, a Traffic Impact Analysis was prepared for the proposed project by Kunzman Associates. A summary of existing traffic conditions in the study area are as follows:

- Intersections analyzed within the study area that were determined to operate at an unacceptable LOS during peak hours for existing traffic conditions were for Anderson Street at the following intersections: Redlands Boulevard, Prospect Avenue and Barton Road.

- Based on existing traffic conditions, signals are warranted at the intersections of Campus Street/Stewart Street, Campus Street/University Avenue, and Anderson Street/Prospect Avenue.

As concluded in the report, the projected growth at the University would generate approximately 2,380 daily vehicle trips, 210 of which would occur during the morning peak hours, and 210 of which would occur during the evening peak hour. The study area intersections were projected to operate at level of service C or better during peak hours for existing conditions plus proposed project traffic conditions including improvements. All study intersections would operate at a level C or better for Year 2030 with the projected growth of 1,000 students and improvements.

Recommended improvements for the Year 2030 were estimated using cost guidelines in the 2003 CMP Handbook. A unit cost of $250,000 for installation of a traffic signal was substituted for the somewhat lower value cited in the CMP materials. For the addition of a through lane, a unit cost of $289,720 was assumed. Table 5 lists recommended improvements and resulting costs for the proposed Master Plan. Dollar figures listed within Table 5 are rough order of magnitude estimates only, and were intended for discussion purposes in the Traffic Impact Analysis.

Table 5
Loma Linda University Medical Center
Master Plan Centennial Complex
Project Fair Share Intersection Traffic Contribution

Intersection	Total Cost	Existing Traffic	Year 2030 With Project Traffic	Total New Traffic	Project Traffic	% of new Traffic	Project Cost Share
Campus Street (NS) at:							
Stewart Street (EW)	$ 250,000	513	859	346	33	9.5 %	$23,844
University Avenue (EW)	$ 250,000	786	870	84	32	38.1 %	$95,238
Anderson Street (NS) at:							
Redlands Blvd. (EW)	$ 729,440	3,500	6,180	2,680	148	5.5 %	$40,283
Prospect Avenue (EW)	$ 250,000	1,512	2,069	557	32	5.7 %	$14,363
Barton Road (EW)	$ 679, 440	3,325	4,821	1,496	32	2.1 %	$ 14,533
Total	$ 2,158,880						$ 188,261

To ensure impacts to traffic are at a less than significant level, the following mitigation measures (proposed improvements) would be required:

13. **The site shall provide sufficient parking spaces to meet City of Loma Linda parking code requirements in order to service on-site parking demand.**

14. **The City of Loma Linda shall periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.**

15. **Sight distances at the project accesses should be reviewed with respect to Caltrans/Loma Linda standards in conjunction with the preparation of final grading, landscape, and street improvement plans.**

16. **On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project.**

17. **Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at build-out should specifically include an interconnect of the traffic signals to function in a coordinated system.**

18. **The proposed project shall contribute on a fair share basis, through an adopted traffic impact fee project, in the implementation of the recommended intersection lane improvements or in dollar equivalent in lieu mitigation contributions, or in the implementation of additional capacity on parallel routes to offset potential impacts to study area intersections as listed in Table 5 of the Initial Study.**

Implementation of the above mitigation measures would ensure traffic related impacts are reduced to a less than significant level.

c) The site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airports are the San Bernardino International Airport, located

over three (3) miles north of the project site, and the Redlands Municipal Airport, located over six (6) miles northeast of the site. According to Figure 10.4 of the City's Draft General Plan, the project site is located outside of the San Bernardino International Airport influence area. The proposed Centennial Complex would not change air traffic patterns or create a safety hazard to people or aircraft.

d) The proposed project would not create or substantially increase hazardous conditions due to its design. There are no sharp curves, dangerous intersections, or incompatible uses that would interfere with traffic flow. Access to the site is currently and would continue to be provided by Stewart Street and Campus Avenue.

e) Currently, the site plan includes sufficient emergency access to facilitate the needs of existing on-site buildings. Site plans would be reviewed by City of Loma Linda Fire Department to ensure emergency access is maintained. No impact is anticipated.

f) The proposed Centennial Complex would be required to provide appropriate parking spaces including accessible spaces and accessible van spaces in accordance with the Loma Linda Municipal Code (LLMC) Chapter 17.24. The proposed project would be reviewed by the City Engineer to ensure adequate parking and emergency access is provided. No impact would result.

g) An existing bus stop is on the west side of Anderson Street just south of Stewart Street and over 200 feet from the project site. The project site includes existing buildings and parking areas currently used by students and staff. Traffic ingress/egress would not change for the Centennial Complex and therefore is not projected to interfere with bus patrons.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. UTILITIES AND SERVICE SYSTEMS. *Would the project:*				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	( )	( )	( )	(✓)
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	( )	( )	( )	(✓)
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	( )	( )	( )	(✓)
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e)	Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	( )	( )	( )	(✓)
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	( )	( )	( )	(✓)
g)	Comply with Federal, State, and local statutes and regulations related to solid waste?	( )	(✓)	( )	( )

Comments:

a) The City of Lima Linda's wastewater is treated by the City of San Bernardino through a Joint Powers Agreement. The City of San Bernardino operates both a secondary and tertiary plant that discharges effluent to the Santa Ana River. Based on final calibrated field flow measurements for institutional land uses as listed in the City's Sanitary Sewer Master Plan, the project at build out is projected to generate 26,420 gallons per day (gpd) (83.4 gpd per 1,000 square feet). Over six million gallons per day (MGD) of unused capacity exists at both San Bernardino plants. The proposed project will generate wastewater that can be discharged to a municipal system. The project is required to meet the requisites of the City of San Bernardino and the Santa Ana Regional Water Quality Control Board regarding wastewater quality.

b) As previously stated, the City of San Bernardino, under a JPA provides wastewater treatment services to the City of Loma Linda. Based on projected wastewater flows of 26,420 gallons per day, the proposed project would not require the expansion of existing facilities. The project site, located at the northwest and northeast corner of Anderson Street and Stewart Street, is served by existing City of Loma Linda sewer lines that currently serve the site. The proposed Centennial Complex would connect to existing lines.

c) The project site and surrounding area is currently developed and is served by existing storm drains. Drainage plans would be reviewed by the City Engineer to ensure the design will have sufficient carrying capacity to meet the proposed project. No impact would result.

d) The production and distribution of water within the City of Loma Linda is provided by the City's Department of Public Works, Water Division. The City's groundwater is supplied from six wells. The total production capacity of these wells totals 7,900 gallons per minute. In addition to the groundwater wells, the City has two emergency connections with the City of San Bernardino and one with the City of Redlands. The City has the ability to finance and construct required facilities necessary to obtain the water supply to meet planned growth through the collection of development fees and the use of other funding methods.

f) The City contracts with Waste Management, Inc. of the Inland Empire to provide solid waste collection services. Solid waste not diverted to recycling or composting facilities is

transported to the San Timoteo Sanitary Landfill within the City of Redlands. The San Timoteo Sanitary Landfill has a total permitted capacity of 20,400,000 cubic yards. As of January 2005, remaining capacity at the landfill was estimated to be 2.06 million cubic yards, and has an estimated closure date of May 2016. The proposed project would not be served by a landfill with insufficient permitted capacity.

Bio-medical and crematory wastes would continue to be generated at the facility. Bio-medical waste generated as part of the day-to-day classroom activities, would be disposed of in accordance with applicable State and local regulations.

g) As required by Assembly Bill 939 (AB939) of the California Integrated Waste Management Act, all cities and counties within the state must divert 50 percent of their wastes from landfills by the year 2000. According to tonnage reports, the City has not yet met the 50 percent diversion mandate. To achieve the State-mandated diversion goal, the City has implemented a variety of programs that seek to reduce the volume of solid waste generated, encourage reuse, and support recycling efforts. City programs include the distribution of educational materials to local schools and organizations. The City also requires all applicable projects to comply with Resolution No. 2129 Construction and Demolition Recycling/Reuse Policy as adopted by the City Council. To ensure the proposed project contributes towards the diversion mandate, the following mitigation measure shall be implemented:

19. The project proponent shall incorporate interior and exterior storage areas for recyclables.

20. The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	( )	( )	( )	(✓)
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	( )	( )	(✓)	( )

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	( )	( )	(✓)	( )

Comments:

a) Critical habitat identifies specific areas that are essential to the conservation of a listed species and, areas within the geographic range that are occupied by the species. As shown on Figure 4.4.2 within the City's Draft General Plan EIR, the project site does not occur within the proposed critical habitat for the California gnatcatcher or any other listed species or species of concern. According to Figure 4.4.1 within the EIR, the site and surrounding area is developed and includes urban landscaping.

In their 1988 Historical Study, the City identified four potential historic districts. The historic districts were established based on areas that contained concentrations of improvements with historic interest or value. The project site occurs within the Campus District, which was identified in association with the growth of the Loma Linda University/Health Center/Sanitarium and Adventist Health System. The district is important due to the historical, religious, educational, and scientific theme. Several resources were identified as potential contributing features. No area that would be impacted by the proposed project, including the Gentry Gymnasium, was identified as a contributing feature. No other potential resources are known to occur on-site.

b) The proposed Centennial Complex at the existing Loma Linda University would not create any new jobs within the City. The Loma Linda University has a current enrollment of 4,000 full-time equivalent students. Future enrollment is projected to reach 5,000 full-time equivalent students.

While future increases in population and housing will occur within the City, the rate of growth would be consistent with SCAG rates. Since population growth is anticipated by SCAG, the proposed project would not cumulatively result in substantial unanticipated population growth.

The General Plan Draft EIR was prepared to determine if any significant adverse environmental effects would result with implementation of the proposed Draft General Plan. The Draft EIR concluded that the Draft General Plan would result in unavoidable significant impacts to air quality, biological resources, water supply, traffic and circulation and open space. Mitigation measures were adopted for each of these resources; however they would not reduce impacts to less than significant levels. As such, the City intends to adopt a Statement of Overriding Considerations to balance the benefits of development under the Draft General Plan update against the significant unavoidable adverse impacts (CEQA Guidelines Section 15092 and 15096(h)). Upon adoption of Findings and Statements of Overriding Considerations, no evaluation of cumulative impacts would be required.

c) Proposed development at the site would not cause substantial long-term adverse effects on human beings, either directly or indirectly. The Initial Study identifies on-site construction activities producing emissions above SCAQMD thresholds for ROG and

NO_x. Mitigation measures in this Initial Study would reduce NO_x and ROG emissions to the extent feasible but not below SCAQMD thresholds.

Construction activities would increase ambient noise levels for the surrounding area. Single-family residential development occurs west of the site along the west side of Campus Street. The City's noise ordinance requires construction activities to be limited to the hours between 7:00 a.m. to 8:00 p.m. Monday through Friday, with no heavy construction occurring on weekends or national holidays. Additionally, all equipment is required to be properly equipped with standard noise muffling apparatus. Adhering to the City's noise ordinance would ensure impacts from construction noise would be less than significant.

EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration per Section 15063(c)(3)(D). The effects identified above for this project were within the scope of and adequately analyzed in the following earlier document(s) pursuant to applicable legal standards, and such effects were addressed by mitigation measures based on the earlier analysis. The following earlier analyses were utilized in completing this Initial Study and are available for review in the City of Loma Linda, Planning Department:

- City of Loma Linda Draft General Plan, LSA Associates, June 2004.
- City of Loma Linda General Plan Draft Program Environmental Impact Report, LSA Associates, March 2004.
- Soil Survey of San Bernardino County Southwestern Part, California, United States Department of Agriculture Soil Conservation Service, January 1980.
- Loma Linda University North Expansion, Traffic Impact Analysis, Kunzman Associates, August 2, 2005.

Attachment 4

Conditions of Approval
PPD 05-09
(Not Included)

Attachment B

Conditions of Approval
PPD 05-09
(Revised on December 7, 2005)

January 10, 2006

CONDITIONS OF APPROVAL
PRECISE PLAN OF DESIGN (PPD) NO. 05-09
January 10, 2006

COMMUNITY DEVELOPMENT DEPARTMENT

General

1. Within one year of this approval, the Precise Plan of Design shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

PROJECT:	EXPIRATION DATE:
Precise Plan of Design (PPD) No. 05-09	January 10, 2006 ***(or one year from City Council approval date)***

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.

3. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, Redevelopment Agency (RDA), their affiliates officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City and RDA of any costs and attorneys fees, which the City or RDA may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.

4. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:

   a. On-site circulation and parking, loading and landscaping;
   b. Placement and/or height of walls, fences and structures;
   c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
   d. A reduction in density or intensity of a development project.

5. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions and performance standards imposed on the intended use by this permit.

6. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.

7. Signs are not approved as a part of this permit. Prior to establishing any new signs, the applicant shall submit an application, and receive approval, for a sign permit from the Planning Division (pursuant to LLMC, Chapter 17.18) and building permit for construction of the signs from the Building Division, as applicable.

8. A Final Phasing Plan shall be submitted to the Community Development Department for review and approval prior to issuance of any Building or Construction Permits.

9. The applicant shall comply with all of the Public Works Department requirements for recycling prior to issuance of a Certificate of Occupancy.

10. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code and due to the sensitive receptors on-site and in the surrounding neighborhoods, construction activities shall be further restricted to cease between the hours of 6:00 p.m. to 7:00 a.m.

11. The applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:

    a. Water active grading areas and staging areas at least twice daily as needed;
    b. Ensure spray bars on all processing equipment are in good operating condition;

c. Apply water or soil stabilizers to form crust on inactive construction areas and unpaved work areas;
d. Suspend grading activities when wind gusts exceed 25 mph;
e. Sweep public paved roads if visible soil material is carried off-site;
f. Enforce on-site speed limits on unpaved surface to 15 mph; and
g. Discontinue construction activities during Stage 1 smog episodes.

12. The applicant shall implement the following construction practices during all construction activities to reduce NOx emission as stipulated in the project Initial Study and identified as mitigation measures:

a. During on-site construction, the contractor shall use a lean-NO_x catalyst to reduce emissions from off-road equipment diesel exhaust.
b. The contractor shall use coating and solvents with a volatile organic compound (VOC) content lower than required under Rule 1113.
c. The developer/contractor shall use building materials that do not require painting.
d. The developer/contractor shall use pre-painted construction materials where feasible.

13. The applicant shall ensure that exterior and interior paints and coatings are not sprayed onto wall or other surfaces, but rather applied with a brush or roller to reduce ROG emissions. As an alternative, the applicant may use exterior construction materials that have been pretreated or coated by the manufacturer.

14. The applicant shall work with Waste Management to follow a debris management plan to divert the material from landfills by the use of separate recycling bins (e.g., wood, concrete, steel, aggregate, glass) during demolition and construction to minimize waste and promote recycle and reuse of the materials.

15. The applicant shall provide a minimum of 1007 standard parking spaces and shall include twenty (20) accessible spaces with 2.5 (round up to 3 spaces) van accessible spaces (as required for 1007 standard spaces provided). The accessible parking required for the project shall be placed and constructed as per the State of California Accessibility Standards, Title 24 California Administrative Code. Future expansion of the site shall require a parking study to ensure that adequate parking is provided to meet the new demand.

16. The City of Loma Linda shall periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

17. Sight distances at the project access points shall be reviewed with respect to Caltrans/Loma Linda standards in conjunction with the preparation of final grading, landscape, and street improvement plans.

18. On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project.

19. The applicant shall participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at build-out should specifically include an interconnect of the traffic signals to function in a coordinated system.

20. The proposed project shall contribute on a fair share basis, through an adopted traffic impact fee project, in the implementation of the recommended intersection lane improvements or in dollar equivalent in lieu mitigation contributions, or in the implementation of additional capacity on parallel routes to offset potential impacts to study area intersections as listed in Table 5 of the Initial Study.

21. All construction shall meet the requirements of the 2001 California Building Code (CBC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of any Building Permit(s).

22. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of any Building and/or Construction Permits.

23. Prior to issuance of any Building and/or Construction Permits, the applicant shall submit to the Community Development Department proof of payment or waiver from both the City of San Bernardino for sewer capacity fees and Redlands Unified School District for school impact fees.

24. The developer shall provide a conduit for future connection to the Loma Linda Connected Community Program per Loma Linda Information Systems Department.

25. The University shall prepare an existing and proposed color copy visual simulation that references heights and distances to pedestrians/students, adjacent structures, and Anderson Street.

26. The tank shall be screened with City approved trees, and shall be painted a color which will enhance with the surrounding environment. A mural is subject to final Planning Commission review and approval.

27. Prior to issuance of grading permits, the applicant shall submit a photometric plan and final lighting plan to City staff showing the exact locations of light poles and the proposed orientation and shielding of the fixtures to prevent glare onto existing homes to the west.

28. During on-site construction, the contractor shall use a lean-NO_x catalyst to reduce emissions from off-road equipment diesel exhaust.

29. The contractor shall use coating and solvents with a volatile organic compound (VOC) content lower than required under Rule 1113.

30. The developer/contractor shall use building materials that do not require painting where feasible.

31. The developer/contractor shall use pre-painted construction materials where feasible.

32. Prior to grading, a field survey to determine the potential for significant nonrenewable paleontologic resources shall be conducted on-site by a qualified vertebrate paleontologist. The professional will be able to find, determine the significance, and make recommendations for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.

33. In the event that human remains are encountered during grading, all provisions of state law requiring notification of the County Coroner, contacting the Native American Heritage Commission, and consultation with the most likely descendant, shall be followed.

34. Prior to issuance of grading permits, a site-specific geotechnical study shall be performed to determine the liquefaction potential at the site. Recommendations within the report shall be made conditions of approval.

35. Per City standards, the applicant shall install street lights and a controlled crosswalk at the mid-block crossing on Stewart Street prior to issuance of final Certificate of Occupancy. The crosswalk shall be enhanced with stamped color concrete, bricks pavers, or any treatment that will highlight the crosswalk.

Landscaping

36. The applicant shall submit three sets of the final landscape plan prepared by a state licensed Landscape Architect, subject to approval by the Community Development Department, and by the Public Works Department for landscaping in the public right-of-way. Landscape plans for the Landscape Maintenance District shall be on separate plans.

37. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and these conditions of approval. Any and all fencing shall be illustrated on the final landscape plan.

38. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modifications to the landscape plans shall be reviewed and approved by the Public Works and Community Development Departments prior to issuance of permits.

39. The applicant, property owner, and/or business operator shall maintain the property and landscaping in a clean and orderly manner and all dead and dying plants shall be replaced with similar or equivalent type and size of vegetation.

40. Prior to construction, a certified Arborist shall evaluate all on-site trees and prepare a report that includes recommendations for relocation or replacement of all healthy trees.

FIRE DEPARTMENT

41. All construction shall meet the requirements of the editions of the Uniform Building Code (UBC) and the Uniform Fire Code (UFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.

42. Pursuant to UFC Section 901.4.4, as amended in Loma Linda Municipal Code (LLMC) Section 15.28.150, building address numerals shall be a minimum of eight (8) inches, affixed to the building so as to be visible from the street, and electrically illuminated during the hours of darkness.

43. Pursuant to UBC Section 904.2.2, as amended in Loma Linda Municipal Code (LLMC) Section 15.08.220, and UFC Section 1003.2.2.3, as amended in LLMC Section 15.28.250, all new buildings and additions shall be equipped with automatic fire sprinkler systems meeting the requirements of UBC Standard No. 9-1 (NFPA 13). Systems shall be supplied by the existing on-site water system. Pursuant to UFC Section 1001.3, plans and specifications for the fire sprinkler system shall be submitted to Fire Prevention for review and approval prior to installation.

44. Fire Department Impact Fees shall be assessed according to the rate legally in effect at the time of building permit issuance. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by the City manager's Executive Order.

PUBLIC WORKS DEPARTMENT

45. The developer shall submit an engineered grading plan for proposed project.

46. All utilities shall be underground. The City of Loma Linda shall be the sewer purveyor.

47. All public improvement plans shall be submitted to the Public Works Department for review and approval.

48. Any damage to existing improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.

49. Prior to issuance of grading permits, the applicant shall submit to the City Engineer a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Dischargers Identification Number) shall be submitted to the City Engineer for coverage under the NPDES General Construction Permit.

50. The developer shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Public Safety Department.

51. Per the City of Loma Linda recycling policy, the project proponent shall incorporate interior and exterior storage areas for recyclables.

52. The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.

53. The applicant shall construct a right-turn pocket at Stewart Street access point. This access point shall be right-in only with a "peninsula" curb to prevent left turn movements.

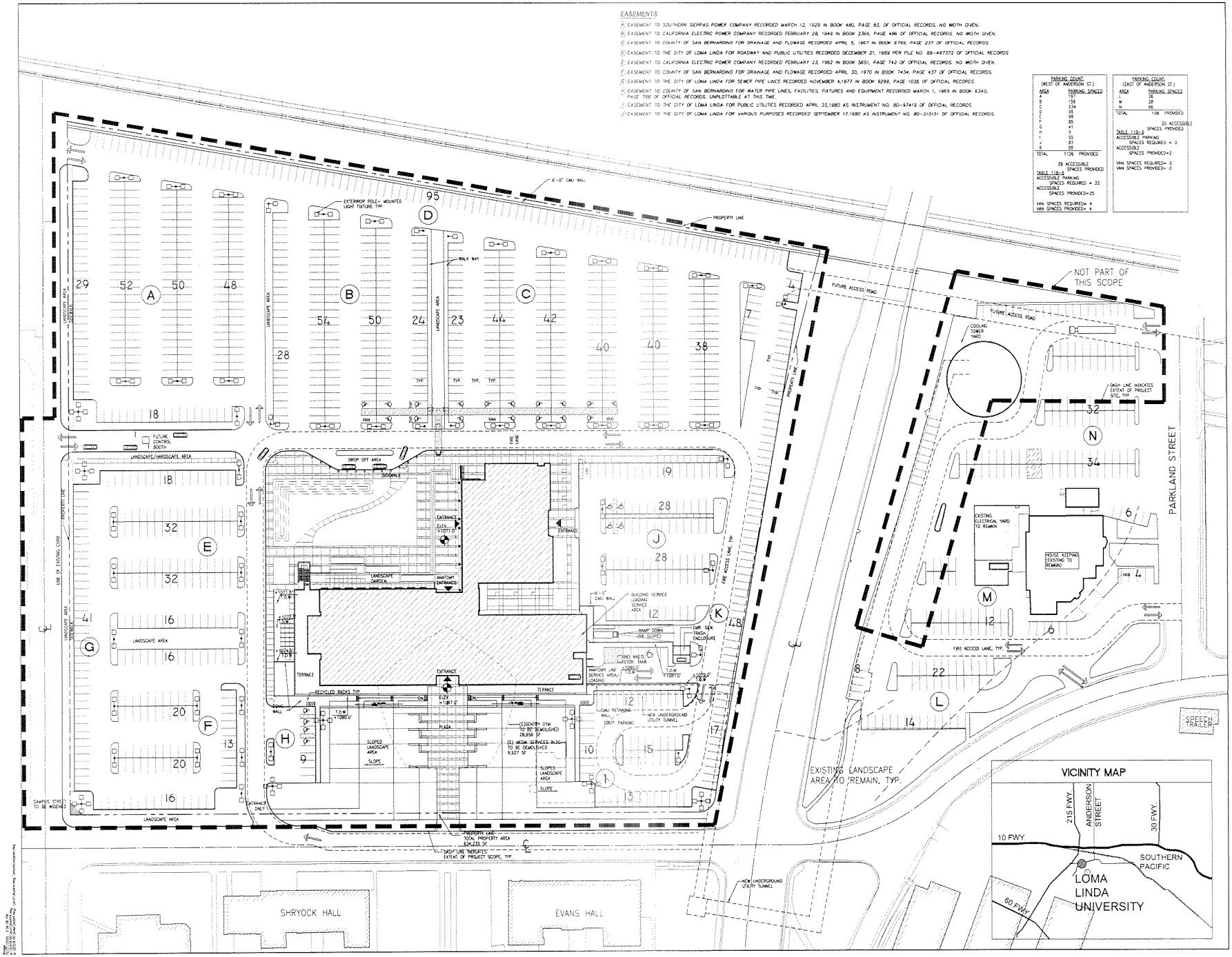
54. The applicant shall dedicate and construct a right-turn pocket at southbound of Anderson and Stewart Streets intersection.

End of Conditions

Attachment C

Revised Site Plan
PPD 05-09

January 10, 2006



Loma Linda University

Centennial Complex

Loma Linda, CA

CANNONDESIGN

801 Avenue of the Stars Suite 175
Los Angeles, California 90067
T. 310.229.5700 F. 310.229.2800

Barcelona · Boston · Buffalo · Chicago · Jacksonville · Los Angeles
New York · St. Louis · Vancouver · Washington, DC

Consultants

CIVIL ENGINEER
KPFF Consulting Engineers
1000 Corporate Drive, Suite 300
Los Angeles, CA 90045
T. 310.665.1536 F. 310.665.8075

LANDSCAPE ARCHITECT
Center Pomerleau Landscape Architects Inc.
715 Ohio Avenue
Los Angeles, CA 90025
T. 310.477.7900 F. 310.477.3677

STRUCTURAL ENGINEER
John A. Martin & Associates, Inc.
22968 Lone Avis, Suite 401
Newhall, CA 91321
T. 661.290.2944 F. 661.290.2949

MECHANICAL, PLUMBING ENGINEER
M.E. Engineers, Inc.
2651 Camino Del Rio South, Suite 410
San Diego, CA 92108
T. 619.858.5900 F. 619.858.5170

ELECTRICAL ENGINEER
Stanley
720 olive way, suite 1400
Seattle, WA 98101
T. 206.667.1568 F. 206.667.1664

LAB CONSULTANT
Research Facilities Design
3965 Fifth Avenue, Suite 200
San Diego, CA 92103
T. 619.297.0709 F. 619.294.4901

FIRE/LIFE SAFETY + CODE
Schirmer Engineers
2925 S. Western Avenue
Torrance, CA 90501
T. 310.782.0800 F. 310.782.1970

Stamp

Key Plan

REVISIONS

No.	Description	Date	No.	Description	Date

NOT FOR CONSTRUCTION

Drawing Title

OVERAL SITE PLAN

Construction Document Set Issue Date: 04.27.06

Drawn by: Checked by:

Project no: 025.9.00 Scale: 1" = 40'-0"

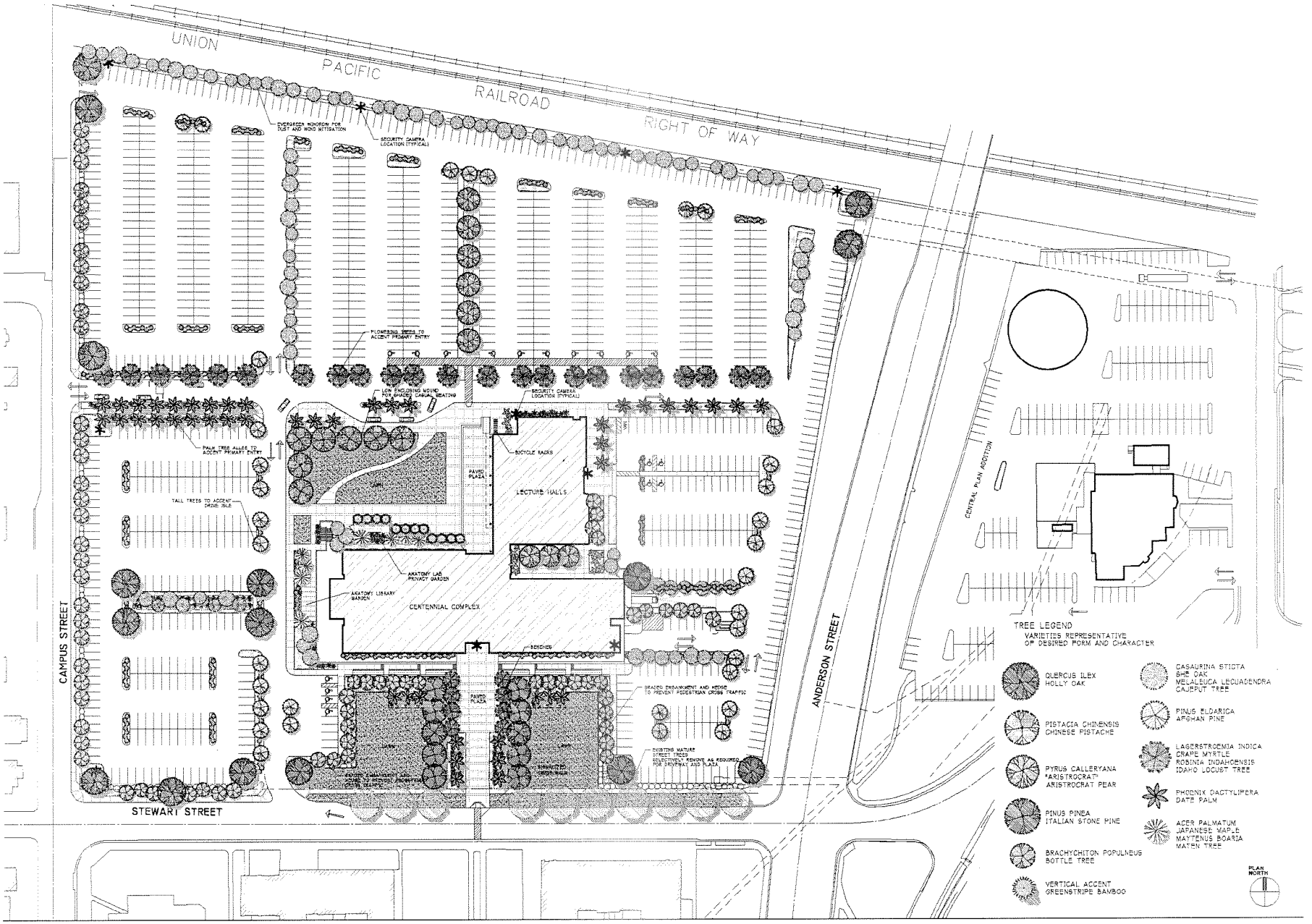
Drawing No.

A1.04

Attachment D

Revised Landscape Plan
PPD 05-09

January 10, 2006



Loma Linda University
North Academic Complex

LANDSCAPE PLAN

CANNONDESIGN

DECEMBER, 2005

Attachment E

Public Utilities Commission Letter
(State of California)
PPD 05-09

January 10, 2006

STATE OF CALIFORNIA
PUBLIC UTILITIES COMMISSION
320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013

ARNOLD SCHWARZENEGGER, *Governor*

December 23, 2005

File No. SCH 2005111025

H.P. Kang, Senior Planner
City of Loma Linda
25541 Barton Road
Loma Linda, CA 92354

Re: Precise Plan of Design No. 2005-0009 (Loma Linda University Centennial Complex)

Dear Mr. Kang:

The California Public Utilities Commission was notified via the State Clearinghouse of the Negative Declaration for the Precise Plan of Design No. 2005-0009. As the state agency responsible for rail safety within California, we recommend that the proposed project address the development's safety impacts on nearby Union Pacific Railroad Company highway-rail crossings and right-of-way.

Safety considerations may include, but are not limited to, the following items:

- Grade separation of the highway-rail crossings along major thoroughfares
- Fencing to limit the access of pedestrians onto the railroad right-of-way
- Improvements to warning devices at the existing at-grade highway-rail crossings
- Improvements to roadway geometry and lane striping near highway-rail crossings
- Improvements to sidewalks across the highway-rail crossings
- Increased enforcement of traffic laws at highway-rail crossings
- A safety awareness program on rail related hazards to the students

The above-mentioned safety improvements should be considered when approval is sought for new developments; this includes mitigation measures at highway-rail at-grade crossings. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the community.

Please advise us on the status of the project. If you have any questions in this matter, please contact me at (213) 576-7078 or at rxm@cpuc.ca.gov.

Sincerely,

Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

C: Richard Gonzales, UP